

96.93± Acres • Jordan Township, Monona County, Iowa

LAND AUCTION

THURSDAY, AUGUST 29, 2013 ~ 10:00 A.M.

Auction Site & Property Location: Address: 33040 State Hwy. 37, Castana, Iowa 51010.

Directions: From Turin, Iowa, drive 3.5 miles east on Hwy. 37, site will be located on the left. From Soldier, Iowa, drive 7.2 miles west on Hwy. 37, site will be located on the right. Watch for sign.



Good Hill Farm Selling in One Individual Tract

LEGAL DESCRIPTIONS

NW NW & PT NE NW of 18-83-43, and SW SW & PT SE SW of 07-83-43, Jordan Township, Monona County, Iowa. Abstract to Govern.

TRACT DESCRIPTION

96.93 ± ac. **The Monona County FSA Information:** 2013 Crop Year (Farm No. 3356 Tract No. 1593 Sec 18 & 7 Jordan 83N 43W): **Farmland** – 104.77, **Cropland** – 89.3, **Corn Base** – 71.2, **DP & CC Yield** - 95/95 bushels/acre, **Wheat Base** - 4.0, **DP & CC Yield** - 35/35 bushels/acre, **Oats Base** – 1.5, **DP & CC Yield** - 61/61 bushels/acre. **CRP Contract:** 1.4 acres enrolled until 9/30/2015 for annual payment of \$170. **Soil Report taken from Surety Maps: Soils:** primarily Napier silt loam, and Ida silt loam. **CSR:** Whole Farm Weighted Average – 42.2 **The Monona County Assessor's Information: Taxable Acres:** 96.93. **Taxes:** \$1,946.

OTHER AMENITIES

2 Steel Dryer Grain Bins built in 1978 30 X 19 and 32 X 31.

TERMS: 10% down payment on the day of the auction with the balance in cash or certified funds at closing. Closing shall occur on or before November 13, 2013.

Seller: Steven D. Struble • Michael Jensen, Closing Attorney

Auction Conducted By:

McCall

AUCTIONS &
REAL ESTATE

Email: mccalls@mccallauctions.com

For Additional information & photos, visit our web site at
www.McCallAuctions.com



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