

# LAND AUCTION

Prime Recreational & Hunting Land

Saturday, April 18, 2015 • 10:30 A.M.

Sale Site: Onawa Community Center, 320 10th Street, Onawa, Iowa.

**PROPERTY LOCATION: NORTHWEST OF ONAWA, IOWA, IN WESTERN IOWA**

**FROM ONAWA:** From the stoplights in Onawa, drive north on 10th St/CR 45 0.9 miles, turn left onto CR K42 and drive westerly 6.5 miles, turn left onto Cashew Ave. and drive west 1.0 mile, bear left onto 200th St. arriving at the site by driveway entrance. This location places you at the NE corner of the property.

130.62 acres of prime recreational land consists of Bayou Marshland, approximately 7 acres of open fertile cropland with the balance in wonderful woodlands. Nice seclusion with easy access of Interstate 29 coming from Omaha, Nebr., or Sioux City, Iowa.

**“Whitetail, Turkey & Duck Heaven”**  
Property sold in 1 tract.

## LEGAL DESCRIPTIONS:

The North Eighty Six and Two Thirds (86 2/3) Rods of the Lots Two (2), Three (3), and Four (4), Section Twenty Nine (29), Township Eighty Four (84) North, Range Forty Six (46) West of the Fifth (5th) Principal Meridian, Monona County, Iowa, Except the North Two (2) Rods of said Lots.

### Also Described as:

North Half of the Northeast Quarter of said Section 29, Township 84 North, Range 46 West of the 5th P.M., Monona County, Iowa, And the Northeast Quarter of the Northwest Quarter of said Section 29, Except for a strip of Land along the North side of said Three 40 – Acre Tracts just mentioned, said Strip of Land being 2 Rods wide, And a Strip of Land containing 10 acres, and said Strip being 6 2/3 Rods in width, along the North side of the South Half of the Northeast Quarter of said Section 29 and the Southeast Quarter of the Northwest Quarter of said Section 29.

## TRACT DESCRIPTIONS:

**FSA Information:** Farm No. 4928, Tract No. 8394 (E-6 Sec 29, F-6 Sec 21 Lin, 84-46)

**Farmland:** 131.52 **Cropland:** 6.74

**Corn Base:** 3.4 **Direct Yield & CC Yield:** 108/108 bushels/acre

**Soybean Base:** 3.3 **Direct Yield & CC Yield:** 30/30 bushels/acre

**130.62± ac. Yearly Taxes:** \$1,590

## AUCTION TERMS & CONDITIONS:

10% down payment on the day of the auction with closing on or before May 29, 2015. Possession shall be given at closing. The closing will be handled by James Westergaard Attorney - 515 Main, Mapleton, Iowa, 51034, Ph: 712-881-2321 or email: jwestygnw@longlines.com.



**Seller: Terry Virtue, Dave Craford, Sidney Craford Trust, Del Marks, Dennis Seacat, Terry Marks & Anne Marie Heys**

CONTACT RUSS MCCALL

FOR FURTHER INFORMATION PH: 712-423-1901

FOR COMPLETE DETAILS, PHOTOS & MAPS, LOG ONTO:  
[WWW.MCCALLAUCTIONS.COM](http://WWW.MCCALLAUCTIONS.COM)

RUSS AND BRENT MCCALL, AUCTIONEERS  
LORETTA MCCALL AND ANDREA MEYER, CLERKS



Auction Conducted By:

**McCall**

AUCTIONS &  
REAL ESTATE  
706 Iowa Avenue, PO Box 205 Onawa, Iowa 51040  
Email: [mccalls@mccallauctions.com](mailto:mccalls@mccallauctions.com)

