

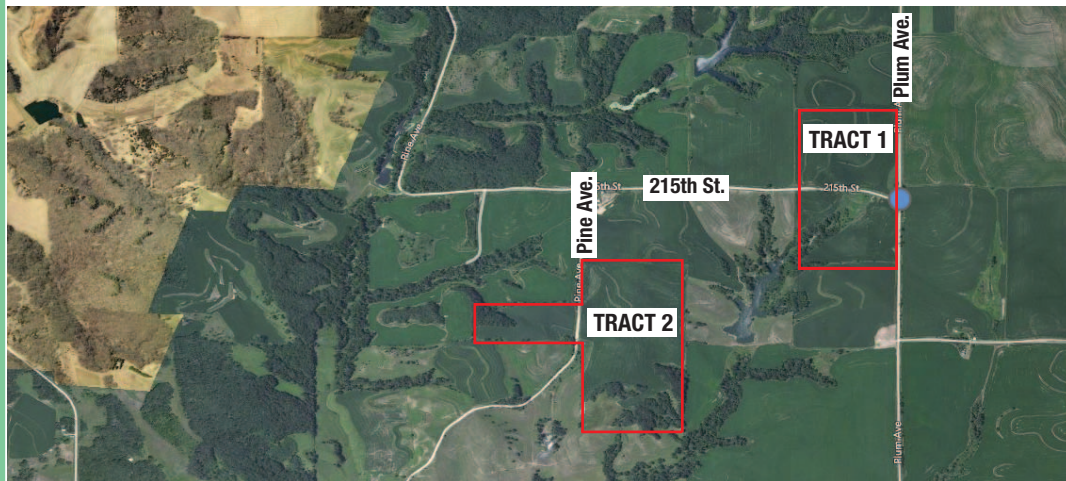
**178.85 Acres ± MONONA COUNTY, IOWA**  
**2 Individually Offered Tracts**

# LAND AUCTION

**Friday, January 10, 2014 - 10 a.m.**

**at the Soldier Community Center in Soldier, Iowa**

**Quality Hill Farms**



**TRACT 1**



**TRACT 2**

## PROPERTY LOCATIONS

**TRACT 1:** (From Soldier) go west on IA-37 driving 1.5 miles, turn right onto CR-L32 and drive north 4.6 miles, turn left onto CR-E34 and drive west 2.1 miles, turn left onto Plum Ave. and drive south 1.4 miles. At this point Tract #1 is located on north & south side of 215th St.

(From Jordan Cemetery) go north on L-20 driving 0.3 miles, turn right on 237th St. and drive east 0.2 miles, turn left on Plum Ave. and drive north 2.5 miles. At this point Tract #1 is located on north & south side of 215th St.

**TRACT 2:** From Soldier go west on IA-37 driving 1.5 miles, turn right onto CR-L32 and drive north 4.6 miles, turn left onto CR-E34 and drive west 2.1 miles, turn left onto Plum Ave. and drive south 1.4 miles, turn right onto 215th St. and drive west 0.8 miles, turn left onto Pine Ave. and drive south 0.4 miles. At this point Tract #2 is located on both sides of road.

(From Jordan Cemetery) go north on L-20 driving 0.3 miles, turn right on 237th St. and drive east 0.2 miles, turn left on Plum Ave. and drive north 2.5 miles, turn left onto 215th St. and drive west 0.8 miles, turn left onto Pine Ave. and drive south 0.4 miles. At this point Tract #2 is located on both sides of road.

(From Castana) Use directions above taking CR-E34 east 3.9 miles to Western Iowa Experimental Farm, then south taking Plum Ave. Watch for signs posted on Land.

## LEGAL DESCRIPTIONS

**TRACT 1:** The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty-four (34), Township Eighty-four (84) North, Range Forty-three (43) West of the 5th P.M., in Monona County, Iowa. Abstract to Govern.

**TRACT 2:** The Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) and a strip of land about twenty (20) feet wide and twenty (20) rods long lying East of the public

highway in the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), all in Section Four (4), Township Eighty-Three (83) North, Range Forty-Three (43) West of the 5th P.M., in Monona County, Iowa, containing in all 43.60 acres, more or less, according to government survey. Also, the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) and the South Half of the Southwest Quarter of the Southeast Quarter (S1/2 SW1/4 SE1/4) of Section Thirty-Three (33), Township Eighty-Four (84) North, Range Forty-Three (43) West of the 5th P.M., in Monona County, Iowa. Abstract to Govern.

## TRACT DESCRIPTIONS

**TRACT 1: 78± ac.** Productive Land. **FSA Information (Farm No. 6021 Tract No. 1166 Sec 34 Center 84N 43W):** FSA Farmland – 73.65, FSA Cropland - 63.43, Cash Rent is Paid on – 61 acres, Corn Base – 27.6, DP & CC Yield - 92/118 bushels/acre, Soybean Base – 27.9, DP & CC Yield - 28/34 bushels/acre. **Taxable Acres:** 78. **Soils:** Primarily Napier silt loam, Ida silt loam, & Monona silt loam. **CSR:** Whole Farm Weighted Average – 45.4. **Annual Taxes:** \$1,256.

In accord with the terms of the current lease, buyer receives annual rent of \$24,400. \$12,200 payable March 1, 2014 and a final payment of \$12,200 on September 1, 2014.

**TRACT 2: 100.85± ac.** Productive Land. **FSA Information (Farm No. 6021 Tract No. 1165 Sec 4 Jordan 83N 43W, Sec 33 Kennebec 84N 43W):** FSA Farmland – 102.67, FSA Cropland - 98.1, Cropland Cash Rent is Paid on – 80 acres, Corn Base – 12.2, DP & CC Yield - 92/118 bushels/acre, Soybean Base – 12.2, DP & CC Yield - 28/34 bushels/acre. **Taxable Acres:** 100.85. **Soils:** primarily Ida silt loam, Monona silt loam, & Napier silt loam. **CSR:** Whole Farm Weighted Average – 40.4 and Cropland – 43.1. **Annual Taxes:** \$1,480. In accord with the terms of the current lease, buyer receives annual rent of \$32,000. \$16,000 payable March 1, 2014 and a final payment of \$16,000 on September 1, 2014.

**“EXCELLENT CASH RENT FOR RETURN THE FIRST YEAR & FULL FARMING RIGHTS 2015”**

**CLOSING:** 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 February 28, 2014 and in accord with the specific terms of the Agreement to Purchase. The closing will be handled by Gaukel Nevins, & Westergaard, P.C.–James Westergaard Attorney. 515 Main, Mapleton, Iowa 51034. Ph: 712-881-2321 or email: jwestygnw@longlines.com.

**ACCEPTANCE OF BID PRICES:** The Successful bidder will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the seller's approval. Such approval shall occur at the auction on auction day.

**TITLE:** Sellers are the sole owner's fee simple of the property.

**EASEMENTS AND LEASES:** Sale of said property is subject to any and all easements of record and any and all leases.

**MINERAL RIGHTS:** The sale of the property shall include all mineral rights owned by the Sellers, if any.

**AGENCY:** McCall Auctions & Real Estate and its representatives are exclusive agents of the Sellers.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. STATEMENTS, PROMISES, OR INDUCEMENTS MADE AT THE AUCTION THAT ARE NOT CONTAINED IN THE WRITTEN AGREEMENT TO PURCHASE SHALL NOT BE VALID AND BINDING. The properties are being sold on an **“AS IS, WHERE IS”** basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this advertising is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Sellers and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer and Sellers' at the auction are final.

**AUCTION COMPANY AND SELLERS ARE NOT RESPONSIBLE FOR ACCIDENTS.**

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

Auction Conducted By:



**A U C T I O N S   &  
R E A L   E S T A T E**

Email: mccalls@mccallauctions.com

**SELLERS: Steve and Choya Bielenberg**

Contact Russ McCall for property details,  
[www.McCallAuctions.com](http://www.McCallAuctions.com)

Auction Conducted By:  
McCall Auctions and Real Estate  
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712-423-1901

Russ and Brent McCall, Auctioneers  
Loretta McCall and Andrea Meyer, Clerks

