

LIBERTY TOWNSHIP, WOODBURY COUNTY, IOWA
117 Acres of Quality Farmland and Home (Acreage)

**PROPERTY
SOLD
IN 1 TRACT**

PUBLIC AUCTION

Friday, February 21, 2014 - 10 a.m.

Sale to be held at Community Center, Sloan, Iowa



PROPERTY LOCATION: Just west of Luton along pavement.
Address: 2489 – Carroll Avenue, Salix, Iowa 51052. From Salix: Take Old Highway 75 2.9 miles north, turn right onto 250th Street/CR-D51 and drive east 1.6 miles on pavement, turn left onto Carroll Ave/ County Road K35 and drive 0.1 miles to the home site and land located on left/ west side of road.
LEGAL DESCRIPTIONS: The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Fourteen (14), Township Eighty-seven (87) North, Range Forty-seven (47), West of the Fifth (5th) Principal Meridian, County of Woodbury and State of Iowa. (Taxable Acres: 117)
TRACT DESCRIPTIONS: FSA Information: (Farm No. 6479 Tract No. 291) E1/2 SW1/4 Section 14 Liberty 87N 47W: Farmland – 76.62, Cropland – 71.66, Corn Base – 35.30, Direct Yield & CC Yield - 93/124 bushels/acre, Soybean Base – 36.40, Direct Yield & CC Yield - 32/38 bushels/acre.
• (Farm No. 6479 Tract No. 292) NW1/4 SW1/4 Section 14 Liberty 87N 47W: Farmland – 39.32, Cropland – 39.32, Corn Base – 19.50, Direct Yield & CC Yield - 93/130 bushels/acre, Soybean Base – 19.80, Direct Yield & CC Yield - 33/39 bushels/acre. Reminder: There is an additional 4.99 acres in the home site.
• 117± ac. Productive bottom land. Soils: primarily Owego silty clay, Onawa-Albaton complex, Blend silty clay, and Blencoe-Woodbury silty clays. CSR: Weighted Average – 44.9 Net
Yearly Taxes: \$2,654. Drainage: \$122.66
• Included is a 1,152 SF Mfd Home (Double) built in 1985 which is sitting on 4.99 acres at the present time. There is a 4-stall storage building with overhead doors and other older out buildings and bins. For a photo preview please go to our website. For an appointment to view the home contact Dale Smith Ph. 712-428-3344

AUCTION TERMS & CONDITIONS:

RESERVATION: Seller reserves the right to use the acreage site to hold a Personal Property Auction come Spring May 15, 2014, or before.
PROCEDURE: The land will be offered in 1 individual tract for bidding. The sale price will be determined by taking taxable acres times the final price bid per acre.
DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash or certified funds at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash or certified funds at closing.
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.
CLOSING: Closing shall occur on April 1, 2014, and in accord with the specific terms of the Agreement to Purchase. Possession shall be given at closing. Buyer will have Full possession of the crop land for the 2014 crop year. Real Estate Taxes will be prorated to Dec.31, 2013. The closing will be handled by Dale Smith Attorney – P.O. Box A.C., Sloan, Iowa 51055 Ph: 712-428-3344
TITLE: Seller owns fee simple title to the Real Estate.
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 expressed 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.
NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from McCall Auctions & Real Estate.



SELLER: SHIRLEY E. VAN AUKEN ESTATE
Sloan State Bank, Executor • Dale Smith, Attorney

Auction Conducted By:
McCall
AUCTIONS &
REAL ESTATE
Email: mccalls@mccallauctions.com

Contact Russ McCall for further information: Ph. 712-423-1901
For complete details, photos & maps, log onto: 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

