

224.02 ACRES OF QUALITY FARMLAND
Soldier Township, Crawford County, Iowa • Land Sold in 2 Tracts

PUBLIC AUCTION

Saturday, February 22, 2014 • 10 a.m.

at the Community Center, 511 Main Street, Mapleton, Iowa

PROPERTY LOCATION

From Mapleton: Depart Sioux St. / CR-E16 east driving 7.2 miles, turn left/north onto 110th St. / CR-L54 driving 1.6 miles. At this point Tract #1 is located to the left/west, Tract #2 is located to the right/east.

LEGAL DESCRIPTIONS

TRACT 1: NE1/4 of Section 7 -85N-41W Soldier except approximately 7.79 acres (acreage) owned by Raymond & Connie Dirksen, Crawford County, Iowa. Abstract to Govern. (Taxable Acres: 147.68)

TRACT 2: W1/2 of NW1/4 of Section 8 – 85N-41W Soldier, Crawford County, Iowa. Abstract to Govern. (Taxable Acres: 76.34)

TRACT DESCRIPTIONS

FSA INFORMATION for Tracts 1 & 2 as they are combined: (Farm No. 7290 Tract No. 15)
Section 7 & 8 Soldier 85N 41W):

Farmland: 231.77 Cropland: 214.92 Effective DCP Cropland: 207.12
Corn Base: 78.20 Direct Yield & CC Yield: 104/104 bushels/acre
Soybean Base: 100.60 Direct Yield & CC Yield: 36/36 bushels/acre.

On Tract #1 Sellers are filling out paperwork to cancel out of CRP contract on 7.80 acres ending 9-30-2017 which earns only \$1,300 annually. Buyer can tell us their decision at signing.

TRACT 1: 147.68± ac. Productive bottom land. Cropland – 146.90 **Soils:** Primarily Monona silt loam. CSR: (Weighted Average) – 57.5. Annual Taxes: \$3,412.

TRACT 2: 76.34± ac. Productive bottom land. Cropland – 68.02 **Soils:** Primarily Monona silty clay, Ida silt loam. CSR: (Weighted Average) – 56. Annual Taxes: \$1,486

Notice: Selling subject to an easement for water well which supplies adjacent acreage.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The Land will be offered in 2 individual tracts for bidding and will not be combined for bidding purposes. 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 conditioned 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 or before 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 Thomas R. Mohrhauser Law Office – 314 Main St., Mapleton, Iowa 51034 Ph: 712-882-1486 or email: mohrlaw@longlines.com

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.

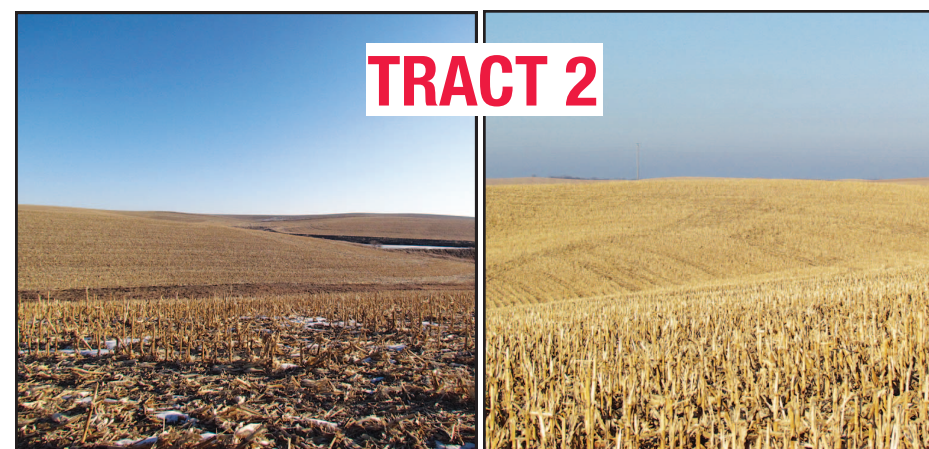
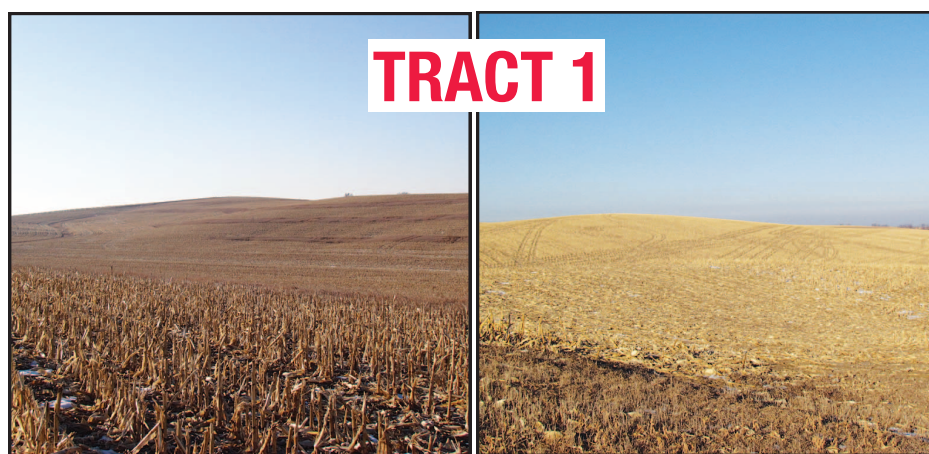
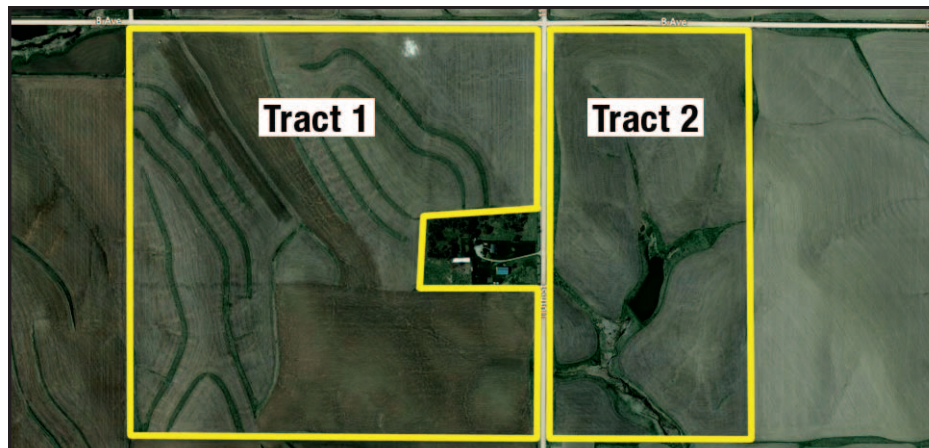
AGENCY: McCall Auctions & Real Estate and its representatives are exclusive agents of the Sellers.

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 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: Arleen A. Hinrickson Estate
Co – Executors: Louie Hinrickson Jr. and Lucille Sadler
Thomas R. Mohrhauser, Attorney

Auction Conducted By:



**AUCTIONS &
REAL ESTATE**
Email: mccalls@mccallauctions.com

Contact Russ McCall for further information: 712-423-1901
For complete details, photos and maps log on to:
www.mccallauctions.com

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

