

116.10 Acres • Belvidere Township, Monona County, Iowa

LAND AUCTION

Loess Hills Farmland with Timber, Productive Tillable Cropland & Home (Acreage Site).

SATURDAY, MARCH 22, 2014 ~ 10:30 A.M.

"Whitetail and Turkey Heaven" • Located in one of the premier regions in the U.S. for world class whitetail deer (Property Sold in 1 Tract) • Auction to be held on site



PROPERTY LOCATION: South of Turin, Iowa.

ADDRESS: 25454 Oak Avenue, Turin, Iowa 51040. From Turin: Take Larpenteur Memorial Rd. 2.1 miles south, turn left onto Oak Ave. and drive 0.9 miles. This location places you in the middle of the property by the home.

LEGAL DESCRIPTION: The East Half of the Northwest Quarter (E1/2 NW1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Twenty Three (23), Township Eighty-Three (83) North, Range Forty-Four (44) West of the 5th P.M., Monona County, Iowa. (Taxable Acres: 116.10).

TRACT DESCRIPTIONS

FSA INFORMATION: Farmland-113.52, Cropland-37.41, Corn Base-22.2,

Direct Yield & CC Yield-92/92 bushels/acre, **Soybean Base**-6.7, **Direct Yield & CC Yield**-28/28 bushels/acre.

116.01± AC. Loess Hills Farmland with productive tillable acres., home & buildings.

SOILS: Cropland-primarily Napier silt loam & Napier-Kennebec-Colo complex with a CSR2 weighted average of -77.4. The CSR2 weighted average for the whole farm is 46.2.

YEARLY TAXES: \$2,350.

Included is an 816 SF 2-bedroom home built in 1958. Furnace new in 2008, new carpet & paint in 2013. Open hog confinement 16x160, 2,560 SF built in 1979. Well is 300 feet deep & had new pump & wiring in 2012. 12.2 acres surround the acreage site and at least 10 walnut trees will be large enough to be harvested in 5-6 years. Presently timber areas & hills used for pasturing cows. The corn yield in 2013 was 258 bushel to the acre & the alfalfa yields 4 ton to the acre. The wildlife is plentiful: large deer trophy buck area. Large shed found on property won 1st in Deer Classic Des Moines & Omaha. The turkey population is heavily inhabited.

For a photo preview & complete information please go to our website.

For an appointment to view the property contact Leo Mann Ph: 712-420-0247.

AUCTION TERMS & CONDITIONS: 10% down payment on the day of the auction with closing on or before April 10, 2014. 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 Michael Jensen Attorney-710 Iowa Avenue, Onawa, Iowa 51040. Ph: 712-423-1652 or email: mpjensen@longlines.com.



Seller: Leo Mann

Auction Conducted By:

McCall

AUCTIONS &
REAL ESTATE

706 Iowa Avenue, P.O. Box 205
Onawa, Iowa 51040



Contact Russ McCall for further information
Ph: 712-423-1901

For complete details, photos & maps log on to:
www.McCallAuctions.com

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

