

194.57 ± Acres ★ Monona County, Iowa

LAND AUCTION

2 Individually Offered Tracts

Friday, April 11, 2014 • 10 A.M.

at the Onawa Community Center in Onawa, Iowa

**Onawa, Iowa
Quality Bottom
Farms Ideally
Located**

PROPERTY LOCATIONS

Tract 1: (From Onawa) at the stop lights take 10th St/CR-K45 south 3.5 miles. At this point you will be located on the south line. You are viewing land north of this point from K-45. Go east of railroad tracks, take Hickory Avenue north to view east half of parcel.

Tract 2: (From Onawa) at the stop lights take 10th St/CR-K45 south 3.5 miles. Turn right and go 2 miles west on 260th Street. The land lies straight west from this point. Take Louisville Bend south to view the parcel looking west.

LEGAL DESCRIPTIONS

Tract 1: The East Half of the Southwest Quarter (E1/2 SW1/4) and the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Twenty-One (21), Township Eighty-Three (83) North, Range Forty-Five (45) West of the 5th P.M., Monona County, Iowa, except railroad right of way and except 2.27 acres described in Plat Book 11, Page 53, subject to Easement to McCandless Inter-County Drainage District and public highway.

Tract 2: Tax Lot B in Section Nineteen (19), Township Eighty-Three (83) North, Range Forty-Five (45) West of the 5th P.M., Monona County, Iowa, except the East 33 feet of the South 1004.02 feet thereof.

AND

Tax Lot D in Section Thirty (30), Township Eighty-Three (83) North, Range Forty-Five (45) West of the 5th P.M., Monona County, Iowa, except the East 33 feet thereof.

[Formerly described as: The North 10 acres of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Thirty (30), Township Eighty-Three (83) North, Range Forty-Five (45) West of the 5th P.M., Monona County, Iowa, except the East 33 feet thereof, and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Nineteen (19), Township Eighty-Three (83) North, Range Forty-Five (45) West of the 5th P.M., Monona County, Iowa, except the East 33 feet of the South 1004.02 feet thereof.]

TRACT DESCRIPTIONS

Tract 1: 146.93± Acres. Productive land with small area of timber.

FSA Information (Farm No. 445 Tract No. 1302 Sec 21 Franklin 83N 45W)

FSA Farmland – 149.57 FSA Cropland – 132.99 Cropland Cash Rent is Paid on – 131.5

Corn Base – 61.6, DP & CC Yield - 97/125 bushels/acre Soybean Base – 71.4, DP & CC Yield - 35/42 bushels/acre.

Taxable Acres: 146.93 Soils: Primarily Onawa silty clay, Blake silty clay loam, and Lossing silty clay. CSR2: Weighted Average – 86.2

Annual Taxes: \$3,698 and **Annual Drainage Tax:** \$888.

In accord with the terms of the current lease, buyer receives annual cash rent of \$23,012.50. \$11,506.25 payable April 1, 2014 and a final payment of \$11,506.25 on November 1, 2014.

Tract 2: 47.64± Acres. Productive land.

FSA Information (Farm No. 445 Tract No. 1303 Sec 19 Franklin 83N 45W)

FSA Farmland – 48.13 FSA Cropland – 46.07 Cropland Cash Rent is Paid on – 47.5

Corn Base – 20.8, DP & CC Yield - 97/125 bushels/acre Soybean Base – 25.3, DP & CC Yield - 35/42 bushels/acre.

Taxable Acres: 47.64

Soils: Primarily Onawa silty clay and Modale silt loam. CSR2: Weighted Average – 78.2

Annual Taxes: \$426.

In accord with the terms of the current lease, buyer receives annual cash rent of \$8,312.50. \$4,156.25 payable April 1, 2014 and a final payment of \$4,156.25 on November 1, 2014.

TERMS

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 May 7, 2014 and in accord with the specific terms of the Agreement to Purchase.

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.

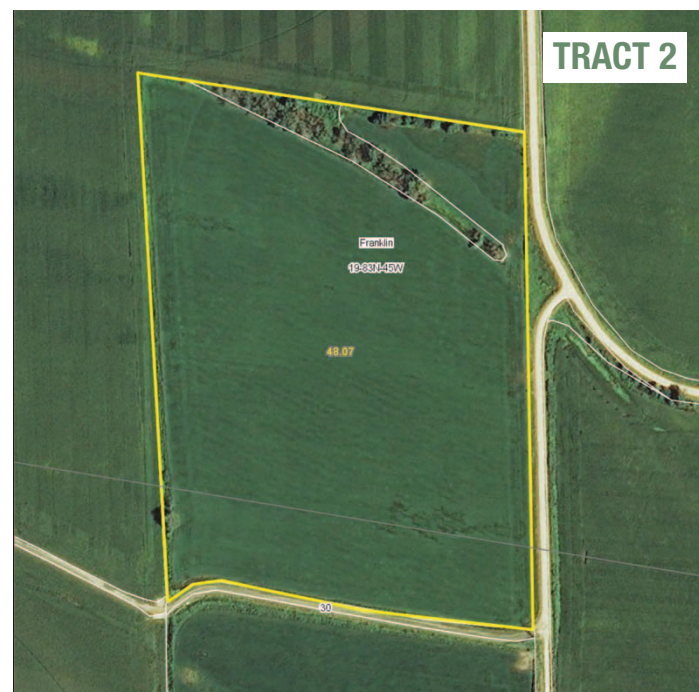
TITLE: Sellers are the sole owner's fee simple of the property.

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.

Seller:
Farrell D. Barney Estate

Co-Executors: Pamela Jo Sligar and Patricia Ann Lillard
Attorneys - James Gaukel, Mapleton, IA.
Dan Connell & Dave Jennett, Storm Lake, IA.

The closing will be handled by
Gaukel Nevins, & Westergaard, P.C., James Gaukel Attorney
515 Main, Mapleton, Iowa 51034
Ph: 712-881-2321 or email: jim_gnw@yahoo.com



Auction Conducted By:

McCall

**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

Auction Conducted By:
McCall Auctions and Real Estate
706 Iowa Avenue, Onawa, IA 51040
712-423-1901
Russ and Brent McCall, Auctioneers
Loretta McCall and Andrea Meyer, Clerks

