

LAND AUCTION

150.30 Acres +/- Monona County, Iowa
Offered in 1 Individual Tract

Thursday, November 20, 2014 - 10:30 A.M.

Sale Site: Onawa Community Center, 320 10th Street, Onawa, Iowa. Watch for sign.

• 1031 Exchange Opportunity • Nearby Grain Market • In Close Proximity to the Loess Hills •

PROPERTY LOCATION

ADDRESS: 24236-210th Street. From the stoplights in Onawa, drive north on 10th St./CR-K45 1.9 miles, turn east on 210th St. and drive 1.1 miles. At this point you are at the SW corner of the property and it all lies north of the road.

LEGAL DESCRIPTIONS

The Southwest Quarter (SW1/4) of Section Twenty-seven (27), Township Eighty-four (84) North, Range Forty-five (45) West of the 5th P.M., Monona County, Iowa; with the exception of existing Acreage Site.

TRACT DESCRIPTIONS

FSA INFORMATION FOR WHOLE FARM: (Farm No. 75 Tract No. 25 Description - J 6 Sec 27 Ashton 84 45): Farmland - 149.26, Cropland - 145.67, Corn Base - 92.60, DP Yield - 83 & CC Yield - 159, Soybean Base - 53.10, DP Yield - 34 & CC Yield - 40.

150.30± TAXABLE ACRES. Productive bottom land.

SOILS: Primarily Luton silty clay and Woodbury silty clay.

CSR: Weighted Average - 41.6 and CSR2 - 58.4.

ANNUAL TAXES: \$3,110.

ANNUAL DRAINAGE TAX: \$708.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 1 individual tract. 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.

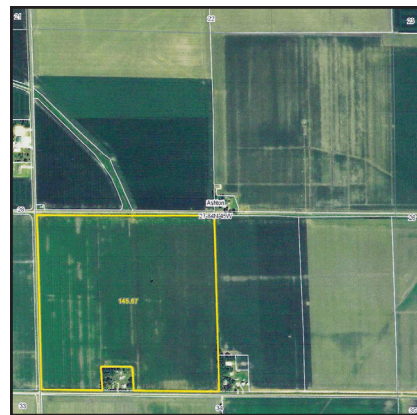
ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the seller's approval. Such approval shall occur at the auction on auction day.

CLOSING: Closing shall occur on or before December 22, 2014, and in accordance with the specific terms of the agreement to purchase. Possession shall be given at closing, subject to the remaining rights of the current tenant(s) for crop year 2014. Buyer will have full possession of the crop land for the 2015 crop year. Real estate taxes will be prorated to date of closing. The closing will be handled by Michael Jensen Attorney, 710 Iowa Avenue, Onawa, Iowa 51040, Ph: 712-423-1652 or email: mpjensen@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 property is 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.

**Sellers: Martha Werling Estate, Phyllis Persinger Trust,
Paul Collison, & Mary Barwick**

Michael Jensen, Attorney

CONTACT RUSS MCCALL FOR FURTHER INFORMATION

PH: 712-423-1901

FOR COMPLETE DETAILS & PHOTOS LOG ONTO:

WWW.MCCALLAUCTIONS.COM

RUSS & BRENT MCCALL, AUCTIONEERS

LORETTA MCCALL & ANDREA MEYER, CLERKS

McCall

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

706 Iowa Avenue, PO Box 205 Onawa, Iowa 51040

Email: mccalls@mccallauctions.com

