

LAND AUCTION

156 Acres +/- Monona County, Iowa

Offered in 1 Individual Tract

Saturday, December 6, 2014 - 10:30 A.M.

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

Level farm with excellent productive soil, with acreage site consisting of approximately 11 acres of native timber and includes 1835 SF home with 6 bedrooms and older buildings and approximately 16,000 bushel grain bin. The timber can be excavated to bring some of the best quality land into production. The home and buildings are offered in their as is condition.

PROPERTY LOCATION

Address: 18564 Hickory Avenue, Onawa, Iowa, 51040.

From the stoplights in Onawa, drive north on 10th St./CR-K45 4.2 miles, turn right on 190th St. and drive 1.5 miles, turn left on Hickory Ave. and drive 0.5 mile. At this point you are at the center of the property and it all lies west of the road.

LEGAL DESCRIPTION

The South Half of the Northwest Quarter (S1/2 NW1/4) and the North Half of the Southwest Quarter (N1/2 SW1/4) of Section Sixteen (16), Township Eighty-four (84) North, Range Forty-five (45) West of the 5th P.M., Monona County, Iowa.

TRACT DESCRIPTION

FSA Information for whole farm: (Farm No. 3652 Tract No. 20 Description - Sec 16 Ashton 84 45): Farmland - 153.39, Cropland - 142.12, Corn Base - 72.4, DP Yield - 92 & CC Yield - 142, Soybean Base - 69.7, DP Yield - 34 & CC Yield - 40.

156± Taxable acres. Productive bottom land. Soils: Primarily Salix silty clay loam 81.74 acres, Luton silty clay 30.06 acres, Blencoe silt clay 24.66 acres, Woodbury silty clay 15.41 acres, and Lakeport silty clay loam 1.47 acres. CSR: Weighted Average - 70.7 and CSR2 - 86.3.

Annual Taxes: \$5,598. Annual Drainage Tax: \$886.

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 January 20, 2015, 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: mjensen@longlines.com.

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

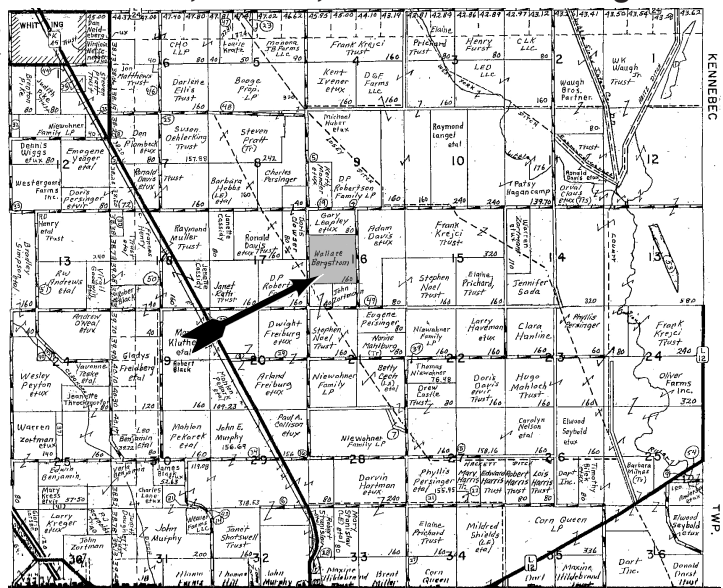
EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all leases.

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.

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: Wallace Bergstrom Estate

Phyllis Bergstrom, Executor • 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

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