

LAND AUCTION

201.66 Acres ± Monona County, Iowa • Offered in 1 Individual Tract



Saturday, January 10, 2015 • 10:30 A.M.

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

Belvidere Township, Monona County, Iowa

**HIGHLY PRODUCTIVE CROPLAND, AMAZING VIEWS, HOME (ACREAGE SITE), SECLUDED CABIN, AND WOODLANDS “WHITETAIL AND TURKEY HEAVEN”
LOCATED IN ONE OF THE PREMIER REGIONS IN THE US FOR WORLD CLASS WHITETAIL DEER (PROPERTY SELLING IN 1 TRACT)**

PROPERTY LOCATION:

South of Turin, Iowa in Western Iowa

ADDRESS: 24077 Larpenteur Memorial Road, Turin, Iowa 51040. From Turin: Take Larpenteur Memorial Rd. 0.9 miles south on CR-L14 to site. This location places you at the entrance to the property which lies east of the road.

LEGAL DESCRIPTIONS: The Southwest Quarter of the Southwest Quarter (SW¼ SW¼), except that part shown in Plat recorded in Book 11, Page 50; and the West Half of the Southeast Quarter of the Southwest Quarter (W½ SE¼ SW¼) of Section Ten (10);

The West Half of the Northeast Quarter (W½ NE¼), and the East Half of the Northwest Quarter (E½ NW¼) of Section Fifteen (15), except that part of the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section Fifteen (15), about five acres, lying South of the Highway across said tract, and also excepting two parcels in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section Fifteen (15) conveyed to James W. Davis in deeds recorded in Book M, Page 556, and in Book P, Page 51, and also excepting the parcel of one-fourth acre reserved to George W. Cork for burial purposes with right to enter and to keep same fenced, shown in Book 34, Page 140. Also that part of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Fifteen (15) lying North and West of Maple River Cut-Off No. 9, also that part of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Fifteen (15) lying East of the Highway and South of Maple River Cut-Off No. 9. Also that part of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Fifteen (15) lying North and East of the Highway across said tract; All in Township Eighty-three (83) North, Range Forty-four (44) West of the 5th P.M., Monona County, Iowa, subject to highway and easements of record.

TRACT DESCRIPTIONS

FSA INFORMATION FOR WHOLE FARM: (Farm No. 4896 Tract No. 8354 Description – M-8, Sec 15 Belvidere Twp 83 44): Farmland – 221.95, Cropland – 94.11, Corn Base – 44.7, DP Yield - 97 & CC Yield - 140, Soybean Base – 48.8, DP Yield – 31 & CC Yield - 37.

201.66± TAXABLE ACRES. Productive bench land. **SOILS:** Primarily Monona silt loam bench and Napier silt loam. **CROPLAND CSR:** Weighted Average – 71.3 and CSR2 – 84.8 **WHOLE FARM CSR:** Weighted Average – 58.4 and CSR2 – 67.7 **ANNUAL TAXES:** \$6,574 **ANNUAL DRAINAGE TAX:** \$145. **IMPROVEMENTS:** 1120 SF 3-Bedroom 2-Story Home, and 48'x108' Metal Building, also the property has a wonderful feature; a secluded Cabin for recreational living located in the Southeastern corner of the Farm. Beyond the Cropland and the Homes the property is covered with Loess Hills Woodlands. The excavating of trees and areas for gaining productive bench land is definitely an option for the buyer. The Location of this Property is Ideal along Paved Road. At the present time there is a Tenant in the Residence who is paying \$600 a month. The Buyer shall receive the March payment from Tenant as they have till April 1st, 2015 and the Buyer & Tenant can communicate after the Property Auction to clarify both parties' intentions. A propane reimbursement from Buyer to Seller for the remaining propane in the tank at the Cabin will be addressed on auction day.

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 February 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 cropland for the 2015 crop year. Real Estate Taxes will be prorated to date of closing. The closing will be handled by Ellick, Jones, Buelt, Blazek & Longo, LLP 9290 West Dodge Road, Suite 303, Omaha, NE 68114-3320 David L. Buelt, Attorney. Ph: 402-390-0390 or email: dbuelt@ellickjones.com <mailto:dbuelt@ellickjones.com> - with local Iowa counsel provided by Jack E. Ruesch of Telpher, Peterson, Smith, Ruesch, 25 S Main St, Council Bluffs, IA 51503. Ph: 712-325-9000.

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.

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.



Seller: Peter Kinnick Estate

Executor: Security National Bank, Douglas S. Oldaker, Sr. Vice President Personal Representative
Betsy Kinnick and Anne Moffatt - Devisee

Auction Conducted By:

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

CONTACT RUSS MCCALL OR BRENT MCCALL
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FOR COMPLETE DETAILS PHOTOS & MAPS LOG ONTO: WWW.MCCALLAUCTIONS.COM



RUSS AND BRENT MCCALL, AUCTIONEERS
LORETTA MCCALL AND ANDREA MEYER, CLERKS

