

LAND AUCTION

218.84 Acres± Monona County, Iowa.
Offered in 1 Individual Tract

Thursday, July 23, 2015 • 10:30 A.M.

Sale Site: Mapleton Community Center, 511 Main, Mapleton, Iowa

Watch for sign. Delmond and Mary Scheer moved to this Farm in 1958. Delmond was a Farmer's Farmer and an outstanding steward of the land. As you do your inspections of the farm you will see what an outstanding tract of land it is today.

Take this opportunity that only comes up maybe every 50 plus years and bid on a great farm at public auction.

PROPERTY LOCATION

ADDRESS: 37194-105th Street, Mapleton, Iowa 51034. From the Stop Lights in Mapleton, drive north on 4th St./Hwy. 141 for 2.6 miles, turn right on Plum Ave. and drive 1.2 miles, turn right onto 105th Street and drive 0.4 mile. At this point you are at the center of the property and it all lies north of the road.

LEGAL DESCRIPTION: The Northwest Quarter (NW1/4) and the West One Half of the Northeast Quarter (W1/2 NE1/4) of Section Two (2), Township Eighty-five (85) North, Range Forty-three (43) West of the 5th P.M., Monona County, Iowa. Acreage site with buildings (7.61 Acres) excluded.

TRACT DESCRIPTION

FSA INFORMATION: (Farm No.1183 Tract No. 1749 Description – Sec. 2 Maple 85-43): Farmland – 222.93, Cropland – 185.35, Pasture – 13.15 Acres. Corn Base – 137.3, DP Yield - 96 & CC Yield - 96, Soybean Base – 39.1, DP Yield – 26 & CC Yield - 26. 218.84± Taxable acres. Productive hill land.

SOILS: Primarily Napier silt loam 55.8 acres, Monona silt loam 36.68 acres, Ida silt loam 32.15 acres. CSR1: Weighted Average – 51.7 and CSR2 – 60.2. Annual Taxes: \$4,684.

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.

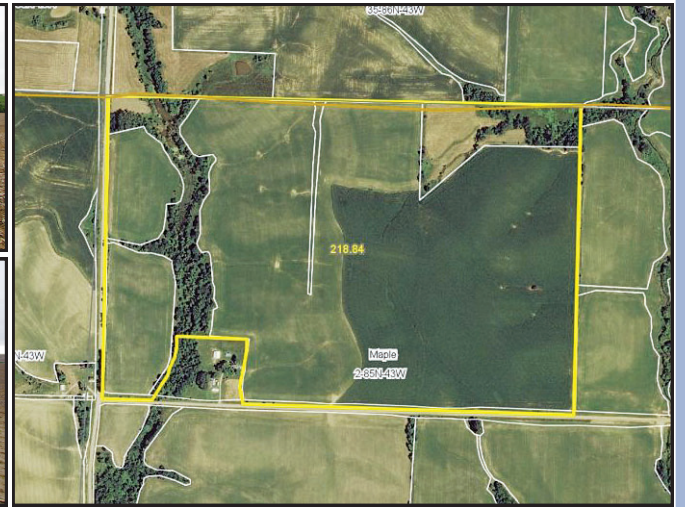
ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the Seller's approval. Such approval shall occur at the auction on auction day.

CLOSING: Closing shall occur on or before September 15, 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 2015 ending March 1, 2016. Buyer will have full possession of the cropland for the 2016 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. 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.

Sellers: Delmond E. Scheer Estate

Gary J. Scheer, Executor • Michael Jensen, Attorney

CONTACT RUSS MCCALL

FOR FURTHER INFORMATION PH: 712-423-1901

FOR COMPLETE DETAILS, PHOTOS & MAPS, LOG ONTO:

WWW.MCCALLAUCTIONS.COM

McCall

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R E A L E S T A T E

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