

LAND AUCTION

81.53 Acres +/- Harrison County, IA
Saturday, January 9, 2016 - 10:30 A.M.

Sale Site: Blencoe Community Center, 413 – Main St., Blencoe, Iowa. Watch for Sign.
As you do your inspections of the property you will see what an outstanding tract of land it is.
Mark your Calendar and make plans to attend!

PROPERTY LOCATION—From Blencoe: 7.1 miles south on CR-K45, then east 0.3 miles. From Little Sioux: (Jct. of CR-K45 & CR-F20) 2.3 miles north, then east 0.3 miles. At this point you are at the SE corner of the property 120th & Cameron Ave.

LEGAL DESCRIPTION: The East Half (E1/2) of Southeast Quarter (SE 1/4) of Section Ten (10) Township Eighty-one (81) North Range Forty-five (45) West of the 5th P.M., Harrison County, Iowa.

TRACT DESCRIPTION—FSA Information: (Farm No. 1086, Tract No. 1441 Description – C2 SE1/4 SEC 10 M): Farmland – 81.53, Cropland – 81.53, Corn Base – 40.0, PLC Yield - 141 & CC Yield – 0.0, Soybean Base – 40.0, PLC Yield – 37 & CC Yield – 0.0

SOILS: CSR1 – 63.9, CSR2 – 64.5 Taxes: \$2,670, Drainage Tax: \$546.47, Taxable acres: 77±

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 1 individual Tract. The sale price will be determined by taking crop 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.

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 March 1, 2016, 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 2016 ending March 1, 2017. Subject to a 50/50 Crop share Lease for 2016. Buyer will have full possession of the crop land for the 2017 crop year if they desire by giving proper notice. 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

AGENCY: McCall Auctions & Real Estate and its representatives are exclusive agents of the Sellers.

Seller: Lonna L. Jennings Estate

Jackie Dykstra, Executor • Michael Jensen, Attorney



CONTACT RUSS MCCALL FOR FURTHER
INFORMATION, PH: 712-423-1901

FOR COMPLETE DETAILS & PHOTOS LOG ONTO:
WWW.MCCALLAUCTIONS.COM

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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