

LAND AUCTION

164.06 Acres +/- Monona County, IA
Saturday, August 6, 2016 - 10:30 A.M.

Sale Site: Onawa Community Center, 320 – 10th St., Onawa, Iowa. Watch for signs.

Herbert Fletcher has decided to sell his Monona County farm that he and his family have owned for many years at public auction. 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 Onawa: From I-29 take IA-175 and drive 2.7 miles, turn right onto Cherry Avenue and go north 1.2 miles, the land lies on both sides of road.

LEGAL DESCRIPTION

(Abstract to Govern) Parcel Legal – Part of Section 33 and 34, all in Township 84 North of Range 46 West of the 5th P.M. in Monona County, Iowa.

TRACT DESCRIPTION

FSA Information: (Farm No. 996, Tract No. 392 Description – F-7, SEC. 33, G-7 SEC. 34, 84-46, LINCOLN. Farmland – 168.78, Cropland – 143.4, Corn Base – 71, PLC Yield - 138 & CC Yield – 0.0, Soybean Base – 72.1, PLC Yield – 41 & CC Yield – 0.0

Soils: Cropland CSR1 – 60.8, CSR2 – 68.9 **Taxes:** \$5,644 **Taxable acres:** 164.06±

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 20th, 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. 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: mpijensen@longlines.com

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

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. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the sellers or the auction company. All decisions of the auctioneer and sellers' at the auction are final.

AUCTION COMPANY AND SELLERS ARE NOT RESPONSIBLE FOR ACCIDENTS.

Sellers: Herbert & Bonnie Fletcher
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