

LAND AUCTION

15.82 Acres +/- Lake Township, Monona County, IA
Saturday, June 4, 2016 - 10:30 A.M.

Auction Location: Onsite at the farm. **Address:** 18636 – 133rd St., Whiting, Iowa.
Location: From Whiting, Iowa, take CR-K45 northwest 3.2 miles, turn left arriving at the site.
From Sloan, Iowa, take CR-K45 southeast 5 miles, turn right arriving at the site. Watch for sign.

"The Best Little Farm in Monona County" the CSR -2 for this lands crop acres is 100; which says this is as good as it gets for soil in the state of Iowa. The property also offers a two-story 3-bedroom home, historic rural Iowa barn, machinery shed, other buildings and cellar, along with mature trees and an abundance of native wild life. Make sure to check out this ideally located Acreage Spot only 20 miles to Sioux City.

LEGAL DESCRIPTION

All that part of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Fifteen (15) and all that part of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-two (22) West of the Former U.S. Highway No. 75, and the Chicago and Northwest Railway right-of-way; all in Township Eighty-Five (85) North, Range Forty-six (46) West of the 5th P.M., in Monona County, Iowa

TRACT DESCRIPTION

Taxable Acres: 15.82. **Cropland Acres:** 14.12. **Acres in Building Site:** 1.77. **Total Farm Acreage:** 15.89.
Soils: CSR2 – 100 containing Salix silty loam, and Keg silt loam.
Taxes: \$926. **Drainage Tax:** \$23.

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.

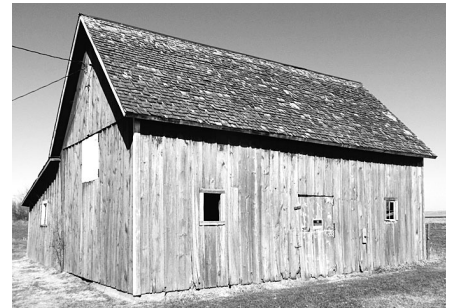
DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash or certified funds at closing.

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. The seller also reserves the right to restrict destruction of the existing home, outbuildings and trees for a period of (2) years. The sale is subject to court approval.

CLOSING: Closing shall occur on or before June 30, 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. 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.

ANNOUNCEMENTS: Announcements made at the auction take precedence over all written material.

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



Seller: Lenora Gloyer Estate

Vernice Ankerstjerne - 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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