

LAND AUCTION

133.94 Acres m/l, Monona County Iowa
Sellers: Tamara & Brian Hoffman



Saturday, January 14, 2017
10:30 a.m.

Onawa Community Center
320 10th Street, Onawa, Iowa 51040

Auction Conducted By:

McCall

AUCTIONS &
REAL ESTATE

Contact Russ McCall for further
information at 712-423-1901

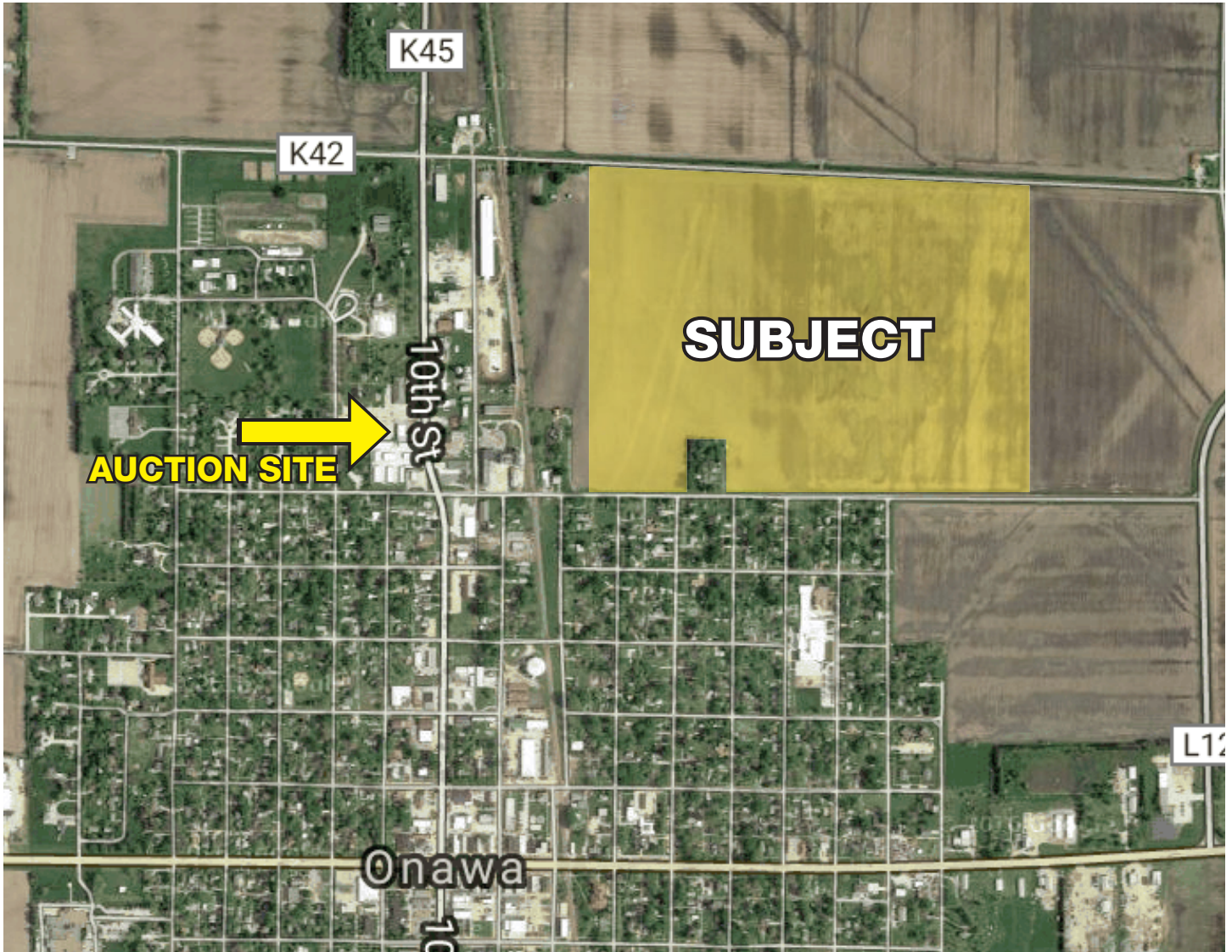
905 Iowa Avenue, Onawa, Iowa
712-423-1901

Russ & Brent McCall, Auctioneers
Loretta McCall & Andrea Meyer, Clerks



Visit us at our website at McCallAuctions.com

PROPERTY INFORMATION



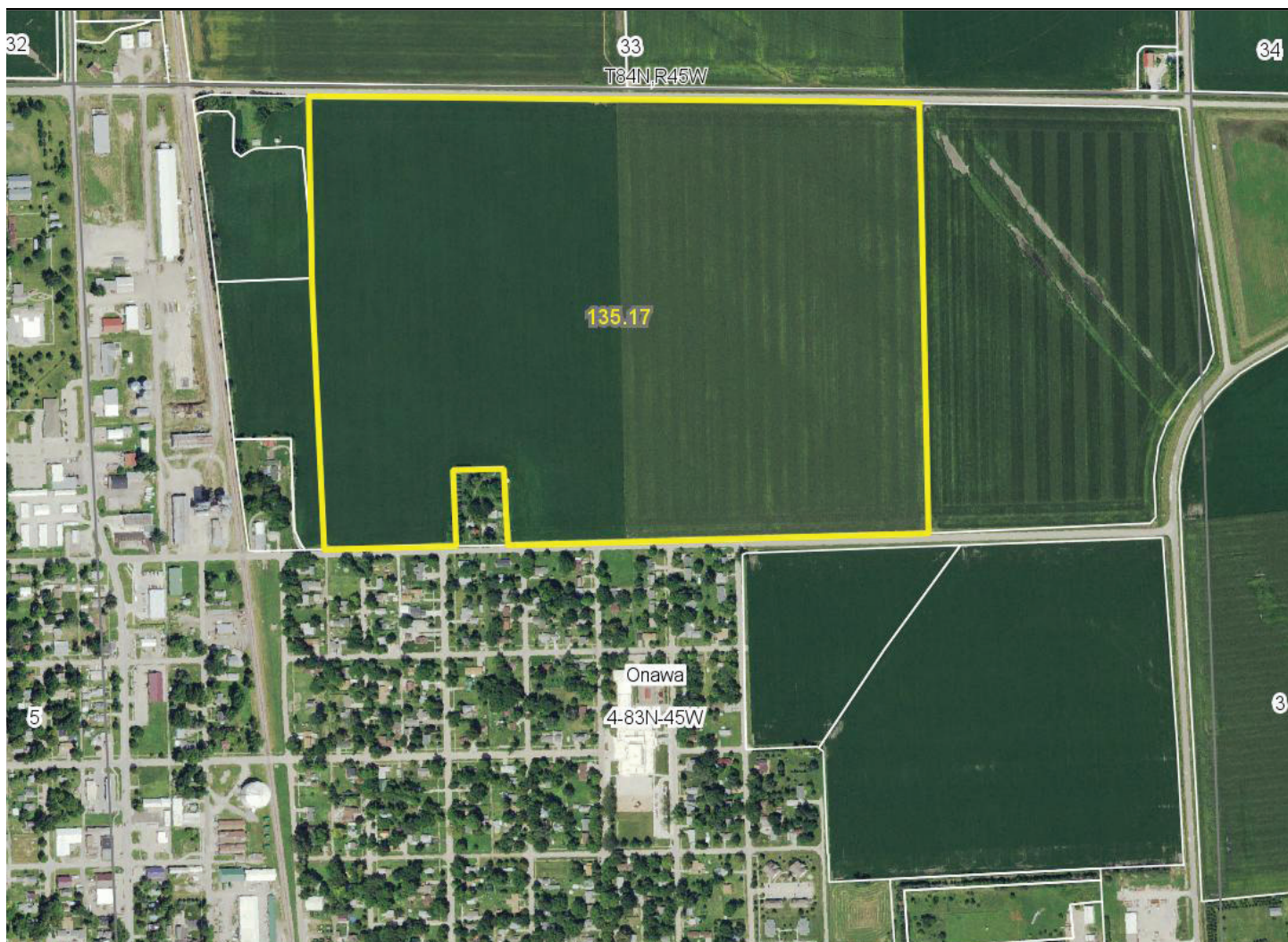
Location: Property is located one half mile east of 10th Street in Onawa, south of 220th St. and north of Emerald Ave.

Legal Description: Sec 4 Franklin 83-45, Monona, Co., IA. Lengthy description governed by Abstract

Real Estate Tax: Annual Tax: \$3,968
Drainage: \$1,478
Net Taxable Acres: 133.94



Aerial Map



Farm Number: 458 • Tract: 1312

Crop Acres: 135.17

Corn Base: 68.50 Ac.

Corn PLC Yield: 184 Bu.

Bean Base: 66.70 Ac.

Bean PLC Yield: 42 Bu.



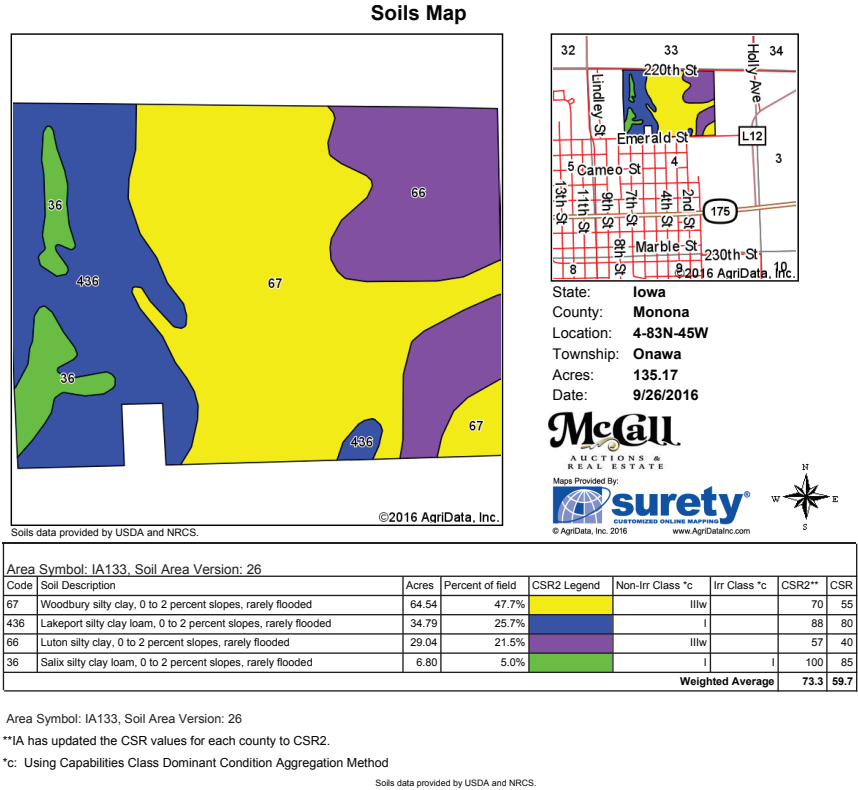
SOIL TYPES/PRODUCTIVITY

Primary soils are Woodbury silty clay and Lakeport silty clay loam. See soil map for detail.

- **CSR2:** 73.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 59.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 72.91 per County Assessor, based on net taxable acres.

Land Description: Level

Buildings/Improvements: None



AUCTION INFORMATION

Method of Sale:

- Property will be offered as a single tract of land
- Bids will be \$/acre x 133.94 Acres
- Sellers reserves the right to refuse any and all bids.

Attorney: Michael Jensen

Agency: McCall Auctions and Real Estate and their representatives are Agents for the Sellers.

Terms of Possession: 10% down payment required the day of the sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 1, 2017 or after any objections to title have been cleared. Final settlement will require certified funds or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2017. Taxes will be prorated to March 1, 2017.

Announcements: 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. 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.

