

LAND AUCTION

412.34 ± Acres in Three Parcels
Sloan and Lake Townships,
Woodbury & Monona County, Iowa

Sellers:

Robert P. Friis Trust

Robert Michael Friis, Trustee

Gertrude F. Friis Estate

Robert Michael Friis & Margaret J. Copple Co-Executors

Dale Smith, Attorney



Monday, December 19, 2016

10:00 a.m.

Sloan Community Center

428 Evans Street, Sloan, IA 51055

Auction Conducted By:

McCall

A U C T I O N S &
R E A L E S T A T E

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

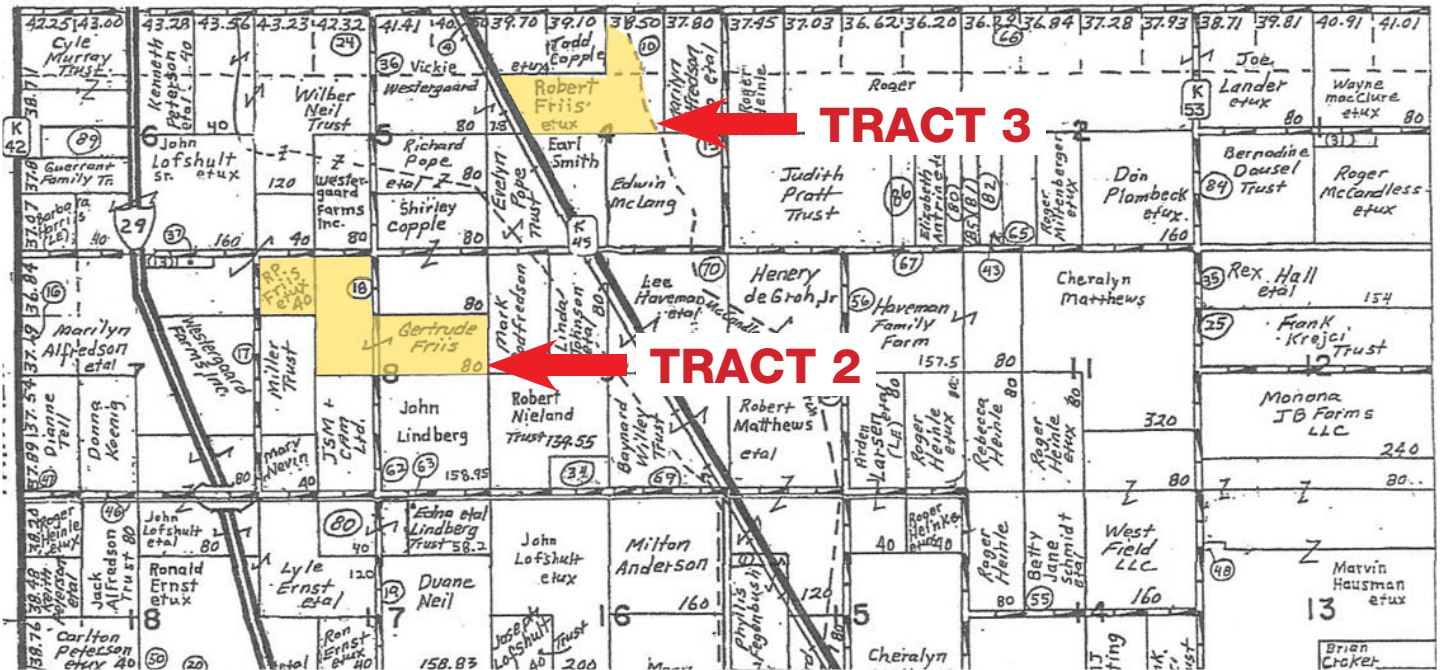
905 Iowa Avenue, Onawa, Iowa
712-423-1901

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



For Complete Details, Photos, and Maps Log Onto: www.McCallAuctions.com

PROPERTY INFORMATION



Tract Two: From Sloan at the Jct. of Hwy 141 and CR-K45 drive SE 1.1 miles, turn right onto 110th St. drive 0.9 miles west, turn left Buckeye Ave. drive 0.3 miles. This location places you in the middle with the property on both sides of the road.

Tract Three: From Sloan at the Jct. of Hwy 141 and CR-K45 drive SE 1.5 miles. This location places you on the west side of the property.

Tract Two: The East One-half (E1/ 2) of the Northwest Quarter (NW1/4) in Section Eight (8) and the South One-half (S1/ 2) of the Northeast Quarter (NE1/4) of Section Eight (8), in Township Eighty-five (85) North, Range Forty-six (46), West of the 5th P.M., in Monona County, Iowa; and The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Eight (8), Township Eighty-five (85) North, Range Forty-six (46), West of the 5th P.M., Monona County, Iowa.

Tract Three: The West Half of the Northeast Quarter (W1/2 NE 1/4) of Section Four (4), Township Eighty-five (85) North, Range Forty-six (46), West of the 5th P.M.,

Monona County, Iowa; except that part lying east of the McCandless-Cleghorn Outlet Drainage District as now (1968) established;

and

The South Half of the Northwest Quarter (S1/2 NW1/4) of Section Four (4), Township Eighty-five (85) North, Range Forty-six (46) West of the 5th P.M., Monona County, Iowa; except the Railroad Right-of-Way, the Public Highways, and that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) lying South and West of the Right-of-Way of the Chicago & Northwestern Railway.



Tract 2, looking west



Tract 3, looking east

REAL ESTATE TAX

Tract One: Annual Tax - \$2,518.00 Drainage

- \$345.15, Taxable Acres – 113.10

Tract Two: Annual Tax - \$3,576.00 Drainage

- \$260.00, Taxable Acres – 192.18

Tract Three: Annual Tax - \$2,528.00 Drainage

- \$82.00, Taxable Acres – 107.06

FSA DATA

Tract One: Farm Tract 7260

Crop Acres: 110.70

Corn Base: 54.6 Ac.

Corn PLC Yield: 149 Bu.

Bean Base: 55.7 Ac.

Bean PLC Yield: 42 Bu.



Tract Two: Farm Tract 2156 and 2168

Crop Acres: 192.90

Corn Base: 97.7 Ac.

Corn PLC Yield: 149 Bu.

Bean Base: 95.2 Ac.

Bean PLC Yield: 42 Bu.



Tract Three: Farm Tract 7261

Crop Acres: 96.01

Corn Base: 48.6 Ac.

Corn PLC Yield: 149 Bu.

Bean Base: 47.4 Ac.

Bean PLC Yield: 42 Bu.

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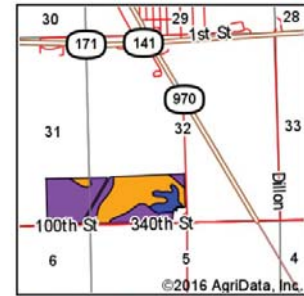
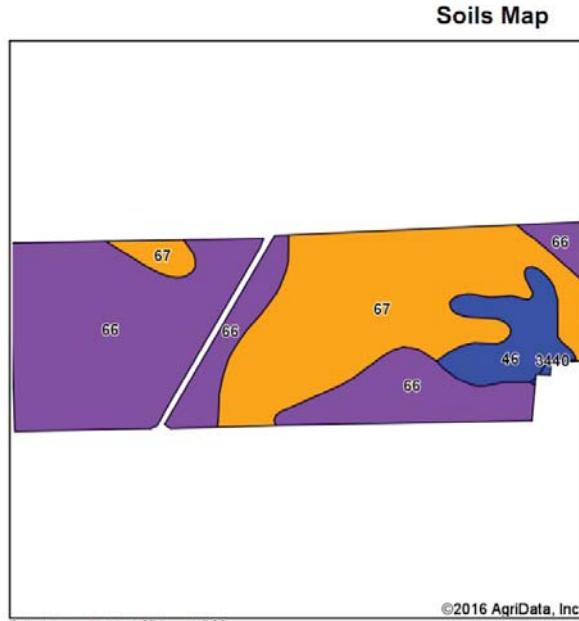
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SOIL TYPES/PRODUCTIVITY

Tract One:

Primarily Luton silty clay and Woodbury silty clay. See soil map for detail.

- CSR2: 67.4 per 2016 AgriData, Inc.
- CSR: 46.3 per 2016 AgriData, Inc.

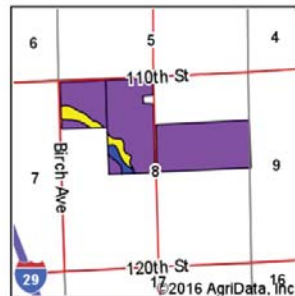
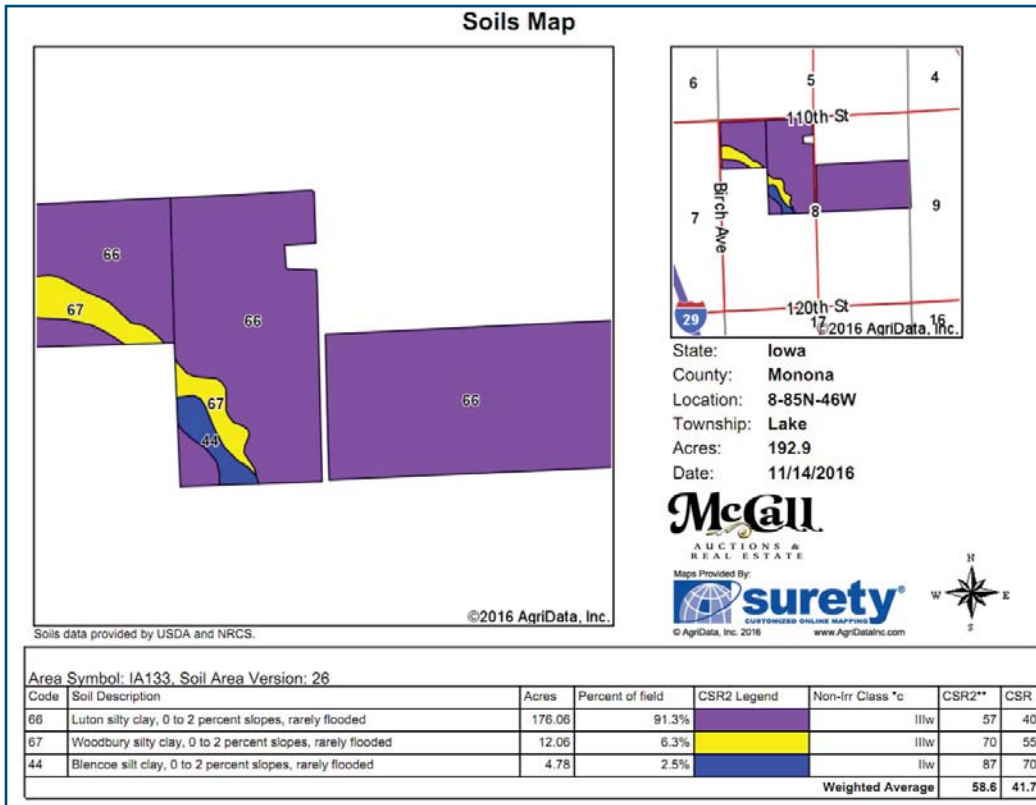


State: Iowa
 County: Woodbury
 Location: 32-86N-46W
 Township: Sloan
 Acres: 110.7
 Date: 11/14/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	57.82	52.2%		Illw	59	37
67	Woodbury silty clay, 0 to 2 percent slopes, rarely flooded	43.94	39.7%		Illw	74	51
46	Keg loam, 0 to 2 percent slopes, rarely flooded	8.76	7.9%		lw	89	84
3440	Blencoe-Woodbury silty clays, 0 to 2 percent slopes, rarely flooded	0.18	0.2%		llw	84	63
Weighted Average						67.4	46.3



State: Iowa
 County: Monona
 Location: 8-85N-46W
 Township: Lake
 Acres: 192.9
 Date: 11/14/2016



Tract Two:

Primarily Luton silty clay and Woodbury silty clay. See soil map for detail.

- CSR2: 58.6 per 2016 AgriData, Inc.
- CSR: 41.7 per 2016 AgriData, Inc.

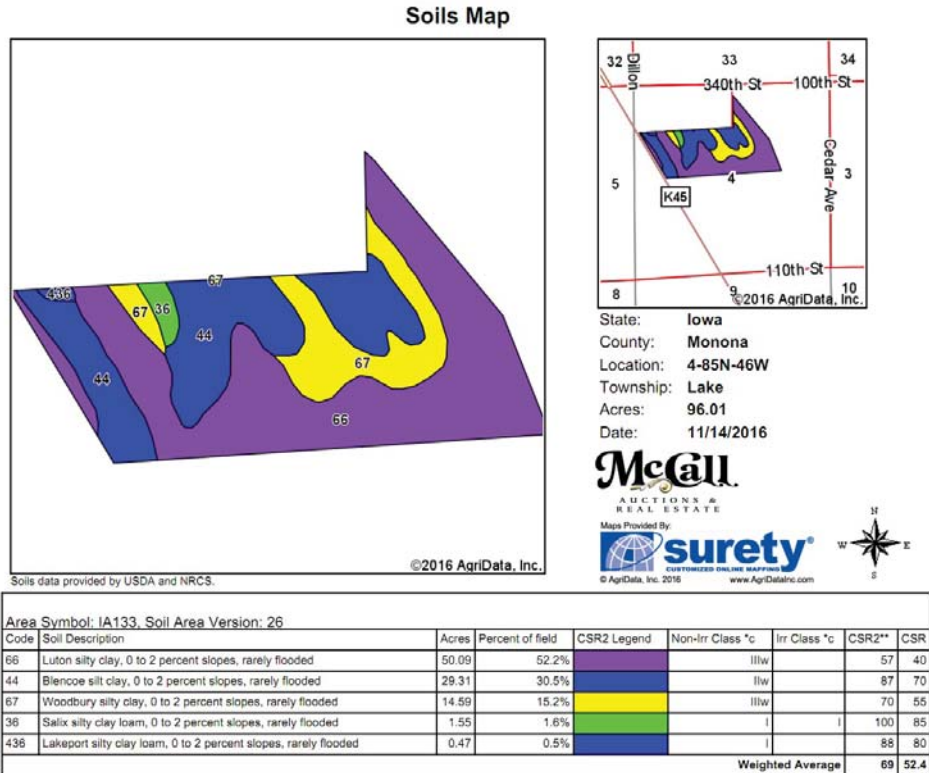
Area Symbol: IA133, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	176.06	91.3%		Illw	57	40
67	Woodbury silty clay, 0 to 2 percent slopes, rarely flooded	12.06	6.3%		Illw	70	55
44	Blencoe silt clay, 0 to 2 percent slopes, rarely flooded	4.78	2.5%		llw	87	70
Weighted Average						58.6	41.7

SOIL TYPES/PRODUCTIVITY

Tract Three:

Primarily Luton silty clay and Blencoe silt clay. See soil map for detail.

- CSR2: 69 per 2016 AgriData, Inc.
- CSR: 52.4 per 2016 AgriData, Inc.



GRAIN BINS/IMPROVEMENTS

Tract One: 3 Grain Bins – 8,200 Bu., 10,000 Bu., and 11,000 Bu. Annual rent of \$2000 paid after 2017 harvest if used.



Tract 1, looking west

AUCTION INFORMATION

Method of Sale

- Property will be offered as three individual Tracts.
- Bids will be \$/acre using a multiplier of 113.10 Acres for Tract One and \$/acre using a multiplier of 192.18 for Tract Two and \$/acre using a multiplier of 107.06 for Tract Three
- Sellers reserve the right to refuse any and all bids.

Attorney

Dale Smith Ph. 712-428-3822

Agency

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

Terms

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 January 31, 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 Farm Lease which expires March 1, 2018. Taxes will be prorated to Date of Closing.

The Cash Rent of \$250.00 x's Cropland Acres will be assigned to the buyers of the farmland receiving first payment on March 1st and second payment on September 1st 2017. The following totals apply: \$27,675 for Tract One, \$48,225 for Tract Two, and \$24,000 for Tract Three.

Announcements

Property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the properties 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 properties. 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.