

LAND AUCTION

465.87 ± Acres in Six Parcels
Sherman, Sioux and Little Sioux Townships,
Monona & Harrison County, Iowa

Sellers:

**Leo W. Marley Trust
& Rosemarie E. Marley Trust**
Douglas Zima & John Hubert, Trustees
Michael Paul Jensen, Attorney



Friday, February 24, 2017
10:00 a.m.

Blencoe Community Center
413 Main Street, Blencoe, IA 51523

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**

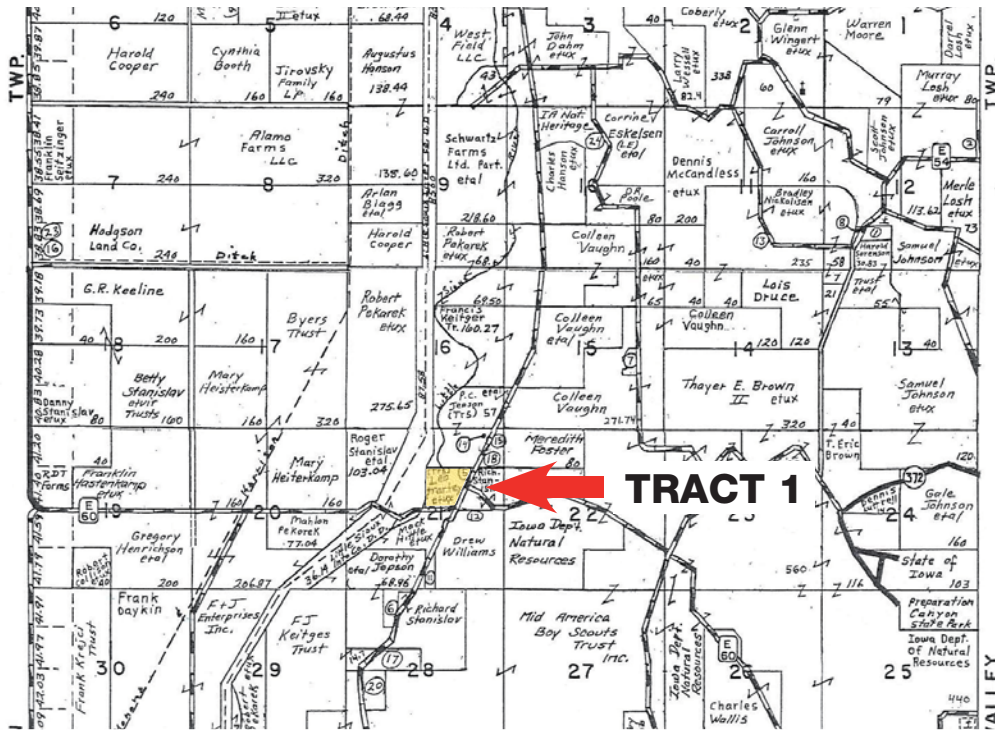
905 Iowa Avenue, Onawa, Iowa
712-423-1901

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



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

PROPERTY INFORMATION



LOCATION:

Tract One: From CR-K45 Blencoe drive east 7.8 miles via Main Street/CR-E60. This location places you on the south side of the property.

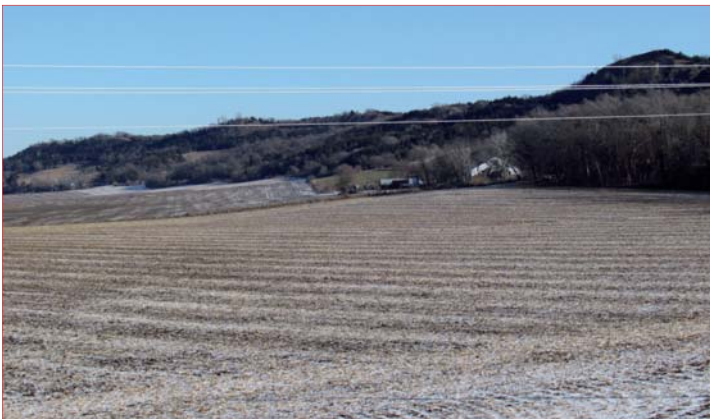
Tract Two: From CR-K45 Blencoe drive south 1.5 miles, turn right on 310th Street and drive 0.5 miles. This location places you exactly at the SE corner of the property which lies across the road.

LEGAL DESCRIPTION: Monona County

Tract One: The South Half of the Northeast Quarter (S½ NE¼) of Section Twenty-one (21), Township Eighty-two (82) North, Range Forty-four (44) West of the 5th P.M., Monona County, Iowa EXCEPT: (A) That part described in Plat recorded in Book 8, Page 58 of Monona County Recorder's records. (B) That part described in Plat recorded in Book 8,

Page 59 of Monona County Recorder's records.

Tract Two: The East Half of the Southeast Quarter (E½ SE¼) of Section Seventeen (17), Township Eighty-two (82) North, Range Forty-five (45) West of the 5th P.M., Monona County, Iowa, except that part thereof condemned by condemnation proceedings recorded in Land Deed Book 78, Page 22.



Tract 1



Tract 2

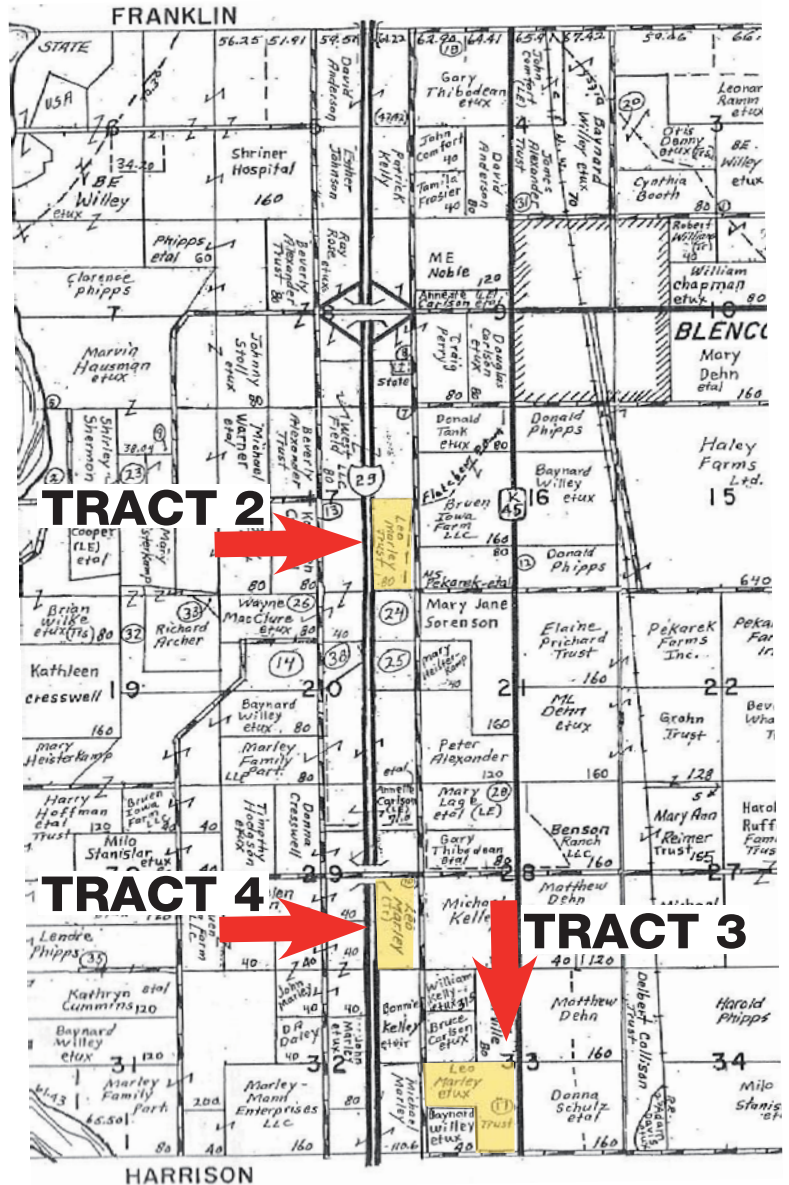
PROPERTY INFORMATION

Tract Three: From CR-K45 Blencoe drive south 4.2 miles. This location places you on the east side of the property.

Tract Four: From CR-K45 Blencoe drive south 3.0 miles, turn right on 325th Street and drive 0.5 miles. Turn left on Hemlock Ave. and drive 0.2 miles. This location places you on the east side of the property.

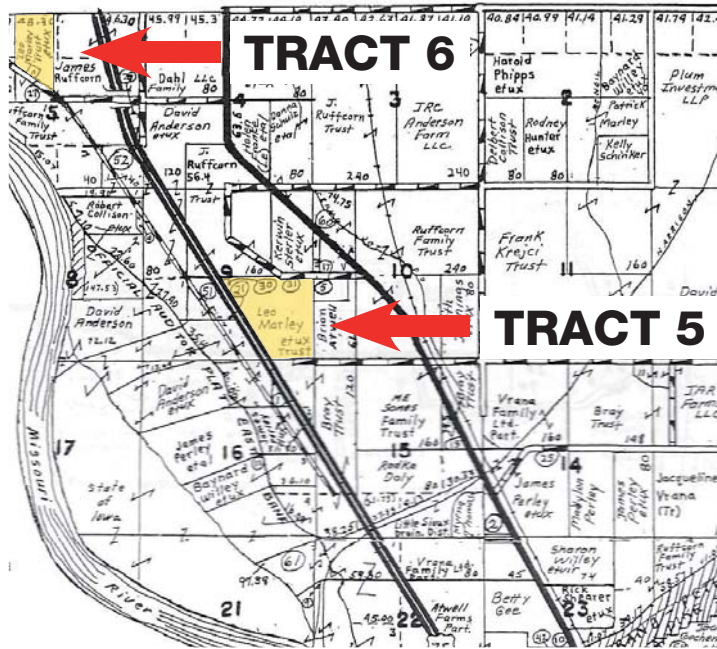
Tract Three: The North Half of the Southwest Quarter (N½ SW¼) of Section Thirty-three (33), Township Eighty-two (82) North, Range Forty-five (45) West of the 5th P.M., Monona County, Iowa, EXCEPT: (A) 1.18 acres described in Plat Book 11, Page 4. (B) 1.57 acres described in Plat Book 11, Page 5. The Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Thirty-three (33), Township Eighty-two (82) North, Range Forty-five (45) West of the 5th P.M., Monona County, Iowa, except the South 35 feet thereof.

Tract Four: The East Half of the Southeast Quarter (E½ SE¼) of Section Twenty-nine (29), Township Eighty-two (82) North, Range Forty-five (45) West of the 5th P.M., Monona County, Iowa, except 9 acres deeded to the State of Iowa, recorded in Book 78, Page 96 of Land Deeds and except all that part of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section Twenty-nine (29), Township Eighty-two (82), Range Forty-five (45) West of the 5th P.M., Monona County, Iowa described as beginning at the East Quarter (E¼) corner of said Sec. 29-82-45, thence South 863.0 feet along the East line of the Southeast Quarter (SE¼) of said Sec. 29-82-45, thence North 88° 56' 50" West 410.0 feet parallel with the North line of the Southeast Quarter (SE¼) of said Sec. 29-82-45 thence North 826.42 feet parallel with the East line of the Southeast Quarter (SE¼) of said Sec. 29-82-45, thence North 85° 40' 15" East 37.48 feet along State of Iowa Right of Way line, thence North 01° 03' 10" East 33.0 feet along common right of way line between State of Iowa and Monona County to North line of the Southeast Quarter (SE¼) of said Sec. 29-82-45, thence South 88° 56' 50" East along said North line of the Southeast Quarter (SE¼) Sec. 29-82-45 372.0 feet to the point of beginning. Tract contains 8.09 acres more or less including public roads, and 7.18 acres, more or less, excluding public road.



Tract 3

PROPERTY INFORMATION



feet, thence North 02°46'20" East 2941.2 feet to the North line of said Section, thence South 88°30'00" East 114.3 feet to the point of beginning. 2. Commencing at the center of said section, thence North 88°31'00" West along the latitudinal half section line 113.9 feet, thence North 02°46'20" East 23.2 feet to the centerline of the county road, thence North 50°40'10" West along the centerline of the said road 383.9 feet to the point of beginning, thence continuing North 50°40'10" West along centerline of the said road 616.4 feet, thence North 41°19'50" East 196.3 feet, thence South 77°09'40" East 378.8 feet, thence South 02°46'20" West 454.6 feet to the point of beginning. Tract contains 62.97 acres, more or less, including Public Road and 61.83 acres, more or less, exclusive of Public Road. Note: The bearings are true bearings based on true North at U.S. Army Corps of Engineer Triangulation No. 381, value of one-half (1/2) interest.

Tract Five: From CR-K45 Blencoe drive south 6.4 miles, turn right on Ashton Pl. and drive 0.3 miles. This location places you exactly at the NE corner of the property.
Tract Six: From CR-K45 Blencoe drive south 5.1 miles, turn right on 106th Trl. and drive 1 miles. This location places you at the SE corner with property to the north.

Harrison County

Tract Five: The North Half of the Southeast Quarter (N1/2 SE1/4); the Southeast of the Southeast Quarter (SE1/4 SE1/4); and part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Nine (9), Township Eighty-one (81) North, Range Forty-five (45) West of the 5th P.M., Harrison County, Iowa, being all of the land lying East of the right of way line of U.S. Highway No. 29 as it crosses the SW1/4 SE1/4 of said Section 9, Township 81 North, Range 45 West of the 5 P.M. except tract described in Book 540 Page 2514, Harrison County Records on June 7, 1988, all in Harrison County, Iowa.

Tract Six: The East one-half of the Northwest Quarter (E1/2 NW1/4) of Section Five (5), Township Eighty-one (81) North, Range Forty-five (45) West of the 5th P.M., Harrison County, Iowa lying North and East of the centerline of the County Road, EXCEPT two (2) tracts described as follows: 1. Beginning at the North Quarter corner of said section thence South 02°47'00" West along the Longitudinal Half section line 2941.2 feet to the center of said section, thence North 88°31'00" West along the latitudinal half section line 113.9



Tract 4



Tract 5



Tract 6

REAL ESTATE TAX/FSA DATA

Tract One: Annual Tax - \$1,428.00 Drainage - \$91.00, Taxable Acres – 43.1
Tract Two: Annual Tax - \$2,058.00 Drainage - \$173.00, Taxable Acres – 68.78
Tract Three: Annual Tax - \$3,754.00 Drainage - \$170.00, Taxable Acres – 113.15
Tract Four: Annual Tax - \$2,020.00 Drainage - \$38.00, Taxable Acres – 61.74
Tract Five: Annual Tax - \$4,462.00, Taxable Acres – 114.6
Tract Six: Annual Tax - \$2,908.00, Taxable Acres – 64.5

FSA DATA

Tract One: Farm Tract 7894
Farmland Acres: 42.90
Crop Acres: 42.90
Corn Base: 21.40 Ac.
Corn PLC Yield: 134 Bu.
Bean Base: 21.50 Ac.
Bean PLC Yield: 44 Bu.



Tract Two: Farm Tract 2096
Farmland Acres: 69.99
Crop Acres: 69.99 Ac.
Corn Base: 34.70 Ac.
Corn PLC Yield: 134 Bu.
Bean Base: 0.98 Ac.
Bean PLC Yield: 36 Bu.

CCC-505 CRP Reduction Acres: 34.31 Ac. at \$11,069
Annually with rental rate of \$322.61 per acre – Started
12-1-2014 goes till 9-30-2025. Buyer to Succeed to the
Contract.



Tract Three: Farm Tract 2098
Farmland Acres: 116.94
Crop Acres: 112.64
Corn Base: 55.50 Ac.
Corn PLC Yield: 134 Bu.
Bean Base: 57.14 Ac.
Bean PLC Yield: 36 Bu.

FSA DATA



Tract Four: Farm Tract 2097

Farmland Acres: 60.90
Crop Acres: 59.80
Corn Base: 30.70 Ac.
Corn PLC Yield: 134 Bu.
Bean Base: 29.10 Ac.
Bean PLC Yield: 36 Bu.

Tract Five: Farm Tract 7457

Farmland Acres: 117.46
Crop Acres: 114.92
Corn Base: 58.20 Ac.
Corn PLC Yield: 134
Bean Base: 56.72 Ac.
Bean PLC Yield: 36 Bu.



Tract Six: Farm Tract 2095

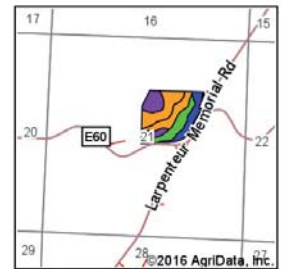
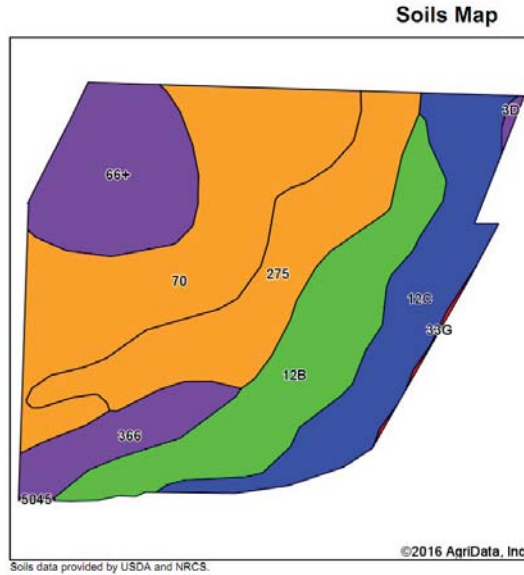
Farmland Acres: 63.80
Crop Acres: 62.34
Corn Base: 31.80 Ac.
Corn PLC Yield: 134 Bu.
Bean Base: 30.54 Ac.
Bean PLC Yield: 36 Bu.

SOIL TYPES/PRODUCTIVITY

Tract One:

Primarily McPaul silt loam and Napier silt loam. See soil map for detail.

- CSR2: 77.5 per 2016 AgriData, Inc.
- CSR: 67 per 2016 AgriData, Inc.



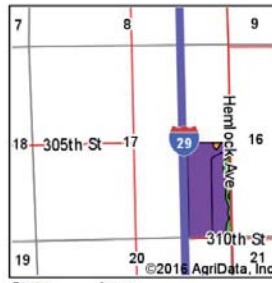
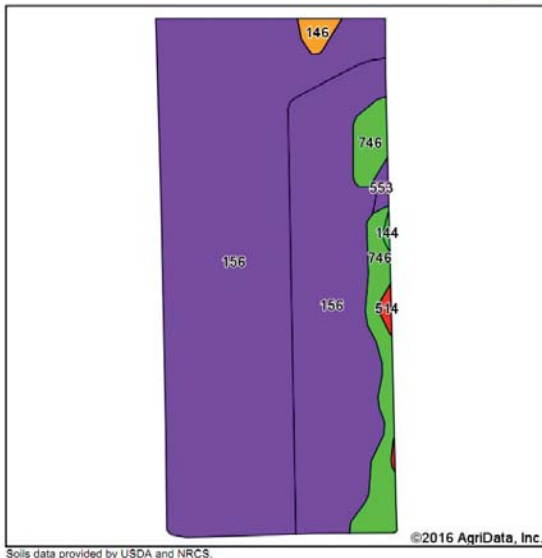
State: Iowa
 County: Monona
 Location: 21-82N-44W
 Township: Sioux
 Acres: 42.9
 Date: 12/13/2016



Area Symbol: IA133, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	Irr Class °c	CSR2**	CSR
70	McPaul silt loam, 0 to 2 percent slopes, rarely flooded	11.51	26.8%		llw		77	78
12B	Napier silt loam, 2 to 5 percent slopes	8.13	19.0%		llle	llle	93	77
275	Moville silt loam, 0 to 2 percent slopes, rarely flooded	7.58	17.7%		llw	llw	75	70
12C	Napier silt loam, 5 to 9 percent slopes	6.98	16.3%		llle	llve	88	62
66+	Luton silt loam, 0 to 2 percent slopes, rarely flooded, overwash	5.86	13.7%		lllw		58	45
366	Luton silty clay loam, 0 to 1 percent slopes, rarely flooded	2.63	6.1%		lllw		58	45
3D	Castana silt loam, 9 to 14 percent slopes	0.12	0.3%		llle		54	42
33G	Steinauer clay loam, 25 to 40 percent slopes	0.09	0.2%		Vllle		6	5
Weighted Average							77.5	67

Soils Map



State: Iowa
 County: Monona
 Location: 17-82N-45W
 Township: Sherman
 Acres: 69.99
 Date: 12/13/2016



Tract Two:

Primarily Albaton silty clay and Losing silty clay. See soil map for detail.

- CSR2: 58.4 per 2016 AgriData, Inc.
- CSR: 55.9 per 2016 AgriData, Inc.

Area Symbol: IA133, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	Irr Class °c	CSR2**	CSR
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	63.48	90.7%		lllw	lllw	55	55
746	Losing silty clay, 0 to 2 percent slopes, rarely flooded	5.18	7.4%		I	I	98	65
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	0.80	0.9%		llw	llw	79	65
553	Forney silty clay, 0 to 2 percent slopes, rarely flooded	0.36	0.5%		lllw	lllw	55	55
514	Grable silt loam, 0 to 2 percent slopes, rarely flooded	0.28	0.4%		lls		46	55
144	Blake silty clay loam, 0 to 2 percent slopes, rarely flooded	0.09	0.1%		I	I	98	75
Weighted Average							58.4	55.9

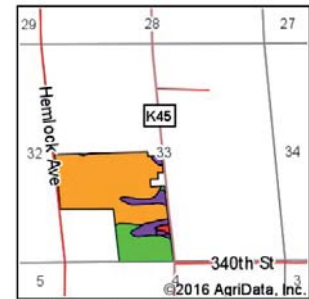
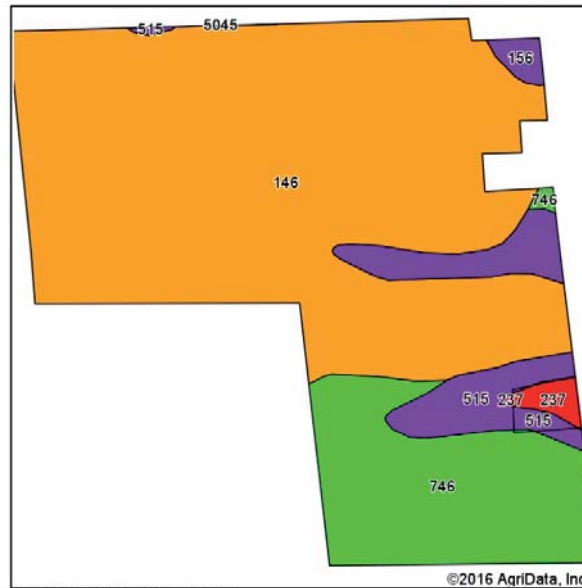
SOIL TYPES/PRODUCTIVITY

Tract Three:

Primarily Onawa silty clay and Lossing silty clay. See soil map for detail.

- CSR2: 79.7 per 2016 AgriData, Inc.
- CSR: 63.6 per 2016 AgriData, Inc.

Soils Map



State: Iowa
 County: Monona
 Location: 33-82N-45W
 Township: Sherman
 Acres: 114.32
 Date: 12/13/2016

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Maps Provided By:
surety
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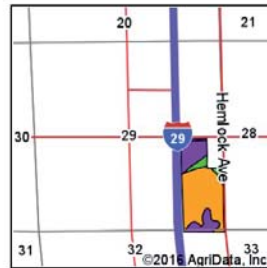


Soils data provided by USDA and NRCS.

Area Symbol: IA133, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	81.24	71.1%		llw	llw	79	65	
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	21.72	19.0%		I	I	98	65	
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	9.28	8.1%		llw	llw	54	55	
237	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	1.13	1.0%		IVs	llls	11	10	
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	0.95	0.8%		lllw	lllw	55	55	
Weighted Average								79.7	63.6

Soils Map



State: Iowa
 County: Monona
 Location: 29-82N-45W
 Township: Sherman
 Acres: 60.9
 Date: 12/13/2016

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Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IA133, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	37.96	62.3%		llw	llw	79	65	
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	11.89	19.5%		lllw	lllw	55	55	
553	Forney silty clay, 0 to 2 percent slopes, rarely flooded	8.82	11.2%		llw	lllw	55	55	
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	4.23	6.9%		I	I	98	65	
Weighted Average								72.9	61.9

Tract Four:

Primarily Onawa silty clay and Albaton silty clay. See soil map for detail.

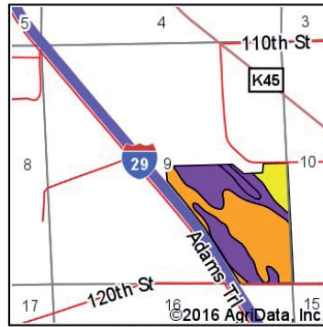
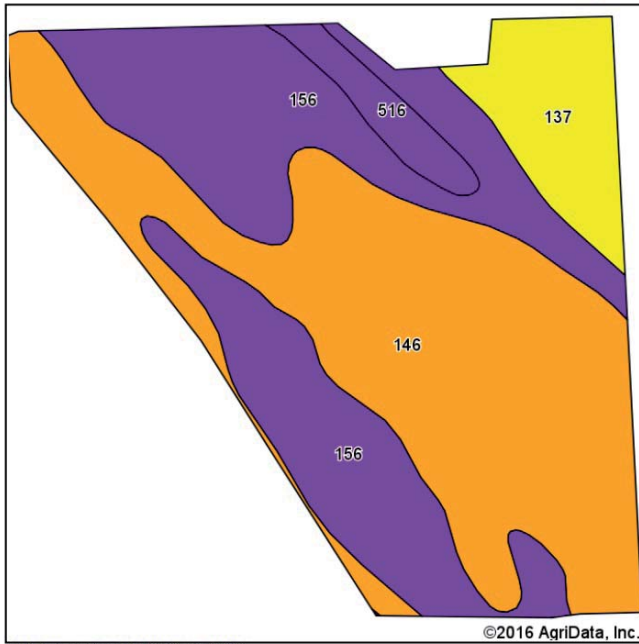
- CSR2: 72.9 per 2016 AgriData, Inc.
- CSR: 61.9 per 2016 AgriData, Inc.

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SOIL TYPES/PRODUCTIVITY

Soils Map



State: Iowa
 County: Harrison
 Location: 9-81N-45W
 Township: Little Sioux
 Acres: 114.92
 Date: 12/13/2016



Tract Five:
 Primarily Onawa silty clay and Albaton silty clay and Haynie silt loam. See soil map for detail.

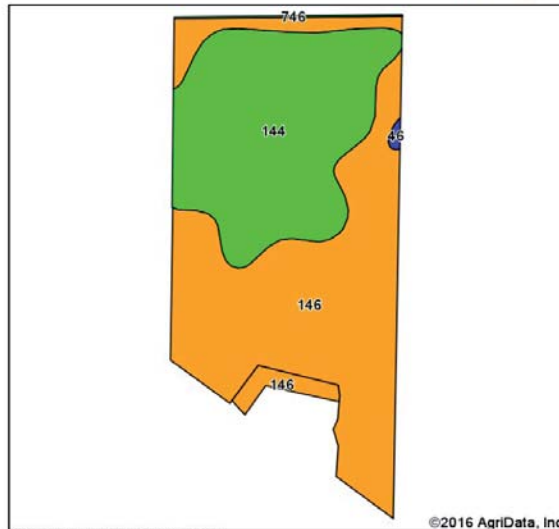
- CSR2: 66.2 per 2016 AgriData, Inc.
- CSR: 61.5 per 2016 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: IA085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
146	Onawa silty clay	55.44	48.2%		llw	llw	78	65
156	Albaton silty clay	44.25	38.5%		lllw	lllw	52	55
137	Haynie silt loam	11.22	9.8%		ls	llw	68	70
516	Vore silty clay loam	4.01	3.5%		lls		54	60
Weighted Average							66.2	61.5

Soils Map



State: Iowa
 County: Harrison
 Location: 5-81N-45W
 Township: Little Sioux
 Acres: 64.05
 Date: 12/13/2016



Area Symbol: IA085, Soil Area Version: 22

Area Symbol: IA133, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
146	Onawa silty clay	36.59	57.1%		llw	llw	78	65
144	Blake silty clay loam	27.01	42.2%		ls	lw	92	75
746	Losing silty clay, 0 to 2 percent slopes, rarely flooded	0.27	0.4%		l	l	98	65
46	Keg silt loam	0.18	0.3%		lw		90	60
Weighted Average							84	69.3

Tract Six:

Primarily Onawa silty clay and Blake silty clay loam. See soil map for detail.

- CSR2: 84 per 2016 AgriData, Inc.
- CSR: 69.3 per 2016 AgriData, Inc.

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AUCTION INFORMATION

Land description

Level Bottom Land, and Fall Tillage has been done

Buildings/Improvements

None

Method of Sale

- Property will be offered as six individual Tracts.
- Bids will be \$/acre using a multiplier of 43.1 for Tract One, \$/acre using a multiplier of 68.78 for Tract Two, \$/acre using a multiplier of 113.15 for Tract Three, \$/acre using a multiplier of 61.74 for Tract Four, \$/acre using a multiplier of 114.6 for Tract Five, and \$/acre using a multiplier of 64.5 for Tract Six.
- Sellers reserve the right to refuse any and all bids for any unforeseen reasons, but their intent is to SELL.

Sellers

Leo W. Marley Trust and Rosemarie E. Marley Trust
Douglas Zima and John Hubert – Trustees

Attorney

Michael Paul Jensen Ph. 712-423-1652

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 April 5, 2017 or after any objections to title have been cleared. Final settlement will require certified funds or wire transfer. Full Possession and 2017 Farming Rights to be given Buyer at settlement. Taxes will be prorated to Date of Closing.

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.