

IRRIGATED & DRYLAND
FARMLAND AUCTION

450.60 ACRES M/L IN 2 PARCELS,
SIOUX TOWNSHIP, MONONA, CO., IOWA

Seller:
Cooper Family Trust

*These are excellent investment
properties or add-on acres to your
existing operation.*



Saturday, January 13, 2018

10:00 a.m.

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**

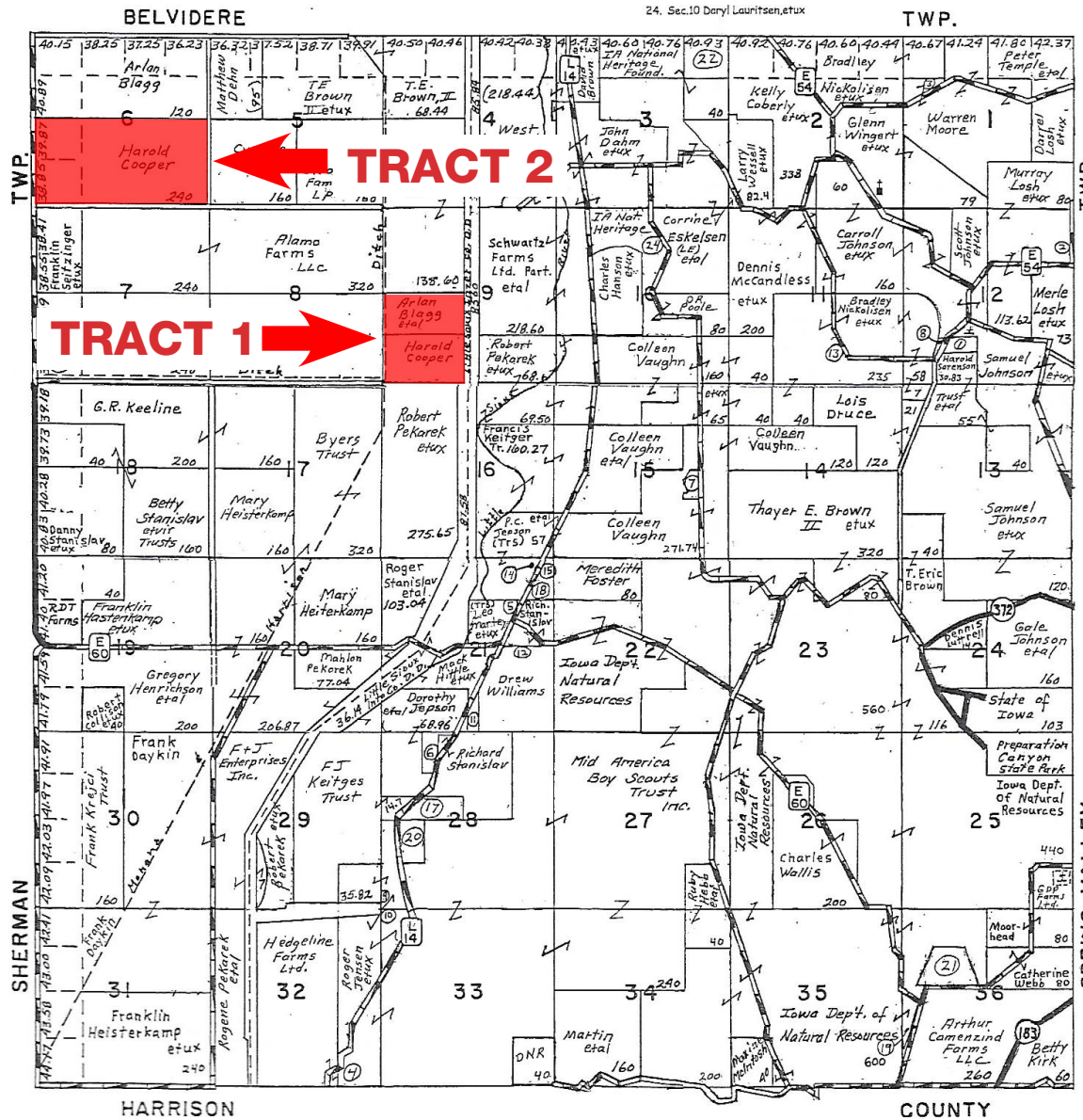
905 Iowa Avenue, Onawa, Iowa
712-423-1901

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 Blencoe at RR Tracks drive east following CR-E60 6.2 miles, on the east side of River Bridge turn left going northeast on Dike Dirt Road 1.6 miles. At this point you are located at the SW corner of Tract # 1.

Tract Two:

From Blencoe at RR Tracks drive east following CR-E60 3.5 miles, turn left onto Mango Ave. and drive north 1 mile coming to 290th Street. At this point you are located at the SW corner of Tract # 2.

LEGAL DESCRIPTIONS:

Tract One:

South One-Half (S1/2) of Section Six (6), Township Eighty-Two (82) North, Range Forty-Four (44) West of the 5th P.M., in Monona County, Iowa.

Tract Two:

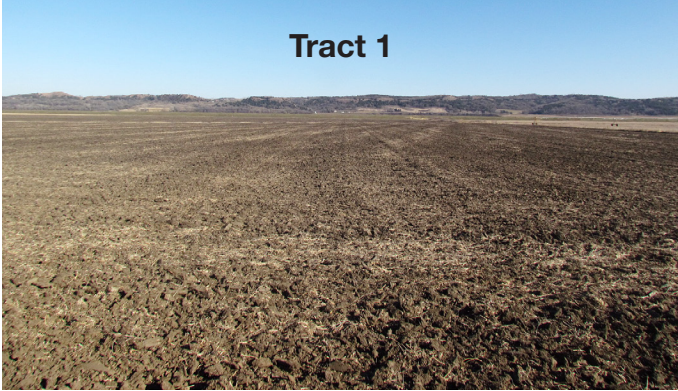
The Southwest Quarter (SW1/4) of Section Nine (9), Township Eighty-Two (82) North, Range Forty-Four (44) West of the 5th P.M., Monona County, Iowa, except Easement to the Little Sioux Inter-County Drainage District recorded in Vol. 74, Page 60.

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PROPERTY INFORMATION

Tract 1



Tract 1



Tract 1



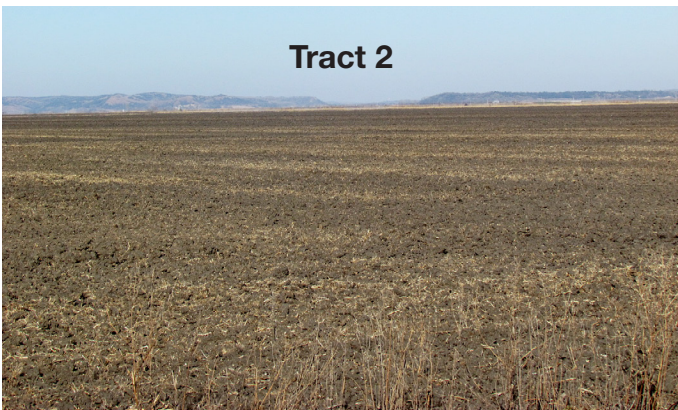
Tract 2



Tract 2



Tract 2



Tract 2



REAL ESTATE TAX

Tract One: Annual Tax - \$4,520.00
Drainage Tax - \$992.00, Taxable Acres – 138.60

Tract Two: Annual Tax - \$8,498.00
Drainage Tax - \$2,018.00, Taxable Acres – 312

FSA DATA

Tract One: Farm Tract 6704
Farmland and Cropland Acres: 137.38
Corn Base: 67.90 Ac.
Corn PLC Yield: 155 Bu.
Bean Base: 67.90 Ac.
Bean PLC Yield: 46 Bu.

Tract Two: Farm Tract 1294
Farmland Acres: 115.36 and **Cropland Acres:** 319.64
Corn Base: 158.10 Ac.
Corn PLC Yield: 116 Bu.
Bean Base: 158.10 Ac.
Bean PLC Yield: 35 Bu.



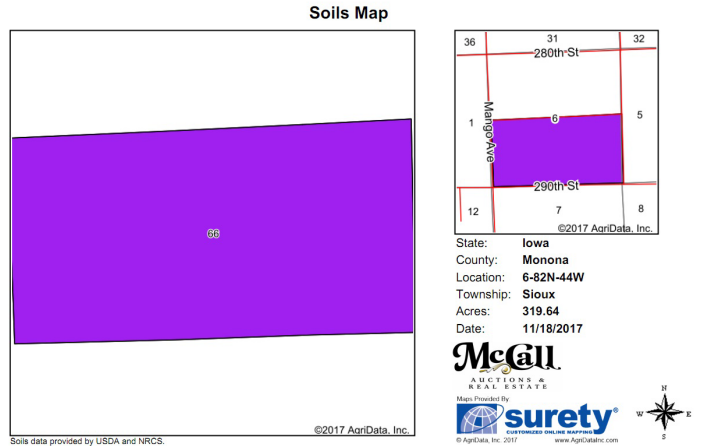
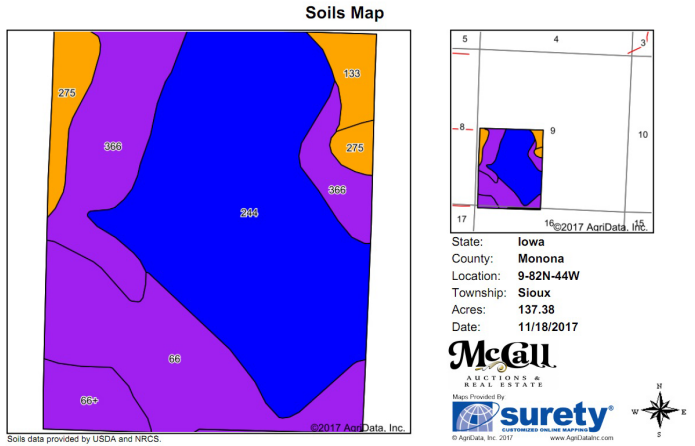
SOIL TYPES/PRODUCTIVITY

Tract One: Primarily Blend silty clay. See soil map for details.

- **CSR2:** 70.4 per 2017 AgriData, Inc.
- **CSR:** 49.2 per 2017 AgriData, Inc.

Tract Two: Primarily Luton silty clay. See soil map for details.

- **CSR2:** 57 per 2017 AgriData, Inc.
- **CSR:** 40 per 2017 AgriData, Inc.



Area Symbol: IA133, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	Irr Class 'c'	CSR2** CSR
244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	66.51	48.4%		illw		81 51
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	28.78	20.9%		illw		57 40
366	Luton silty clay loam, 0 to 1 percent slopes, rarely flooded	24.43	17.8%		illw		56 45
275	Moiville silt loam, 0 to 2 percent slopes, rarely flooded	7.18	5.2%		illw	illw	75 70
66+	Luton silt loam, 0 to 2 percent slopes, rarely flooded, overwash	6.27	4.6%		illw		58 45
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.21	3.1%		illw		79 80
Weighted Average							70.4 49.2

Area Symbol: IA133, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2** CSR	CSR
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	319.64	100.0%		illw		57 40
Weighted Average							57 40

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Soils data provided by USDA and NRCS.

Land Description

Level Bottom Land

Improvements

Tract One: Drainage Ditches

Tract Two: 2 Wells for Irrigation, 1 - Valley Center Pivot Irrigation System 2 years old – 7 tower, 2 Grain Bins, Drainage Ditch adjacent on the south.

AUCTION INFORMATION

Method of Sale

- Property will be offered as two individual Tracts.
- Bids will be \$/acre using a multiplier of 138.60 Acres for Tract One and \$/acre using a multiplier of 312 Acres for Tract Two.
- Seller reserves the right to refuse any and all bids.

Seller

Cooper Family Trust

Attorney

Matthew Minnihan, Minnihan Law Firm, 906 – 9th St., Onawa, IA. 51040. Ph. 712-423-2006. Email – minnihanlaw@yahoo.com

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 March 1, 2018 or after any objections to title have been cleared. Final settlement will require certified funds or wire transfer. Full Possession and 2018 Farming Rights to be given Buyer at settlement. Taxes will be prorated to Date of Closing.

Notice:

Buyer of Tract One – shall reimburse for the Fall Tillage work of \$3,082.
Buyer of Tract Two - shall reimburse for the Fall Tillage work of \$7,585.

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.

**Contact Russ McCall for further information or detailed brochure Ph: 712-423-1901
For Complete Details, Photos, and Maps Log Onto: www.McCallAuctions.com**