

157.82 Acre(s) Hunting Land, Tillable Farmland, Acreage, and Farm Equipment Auction

*Land All Selling In One Tract –
Kennebec Township, Monona County, Iowa*

Tuesday, March 27, 2018 – 10:00 A.M.

Sale Site: Directions to Property: On east side Onawa, Iowa at Western Iowa Power take CR-L12 northeasterly for 7.2 miles, then take right turn onto Nutmeg Ave. and drive 2 miles, then take right turn onto Oak Ave. and drive 0.4 miles to site. *Watch for signs.*

- Beautiful Loess Hills Land • Perfect small Livestock or Horse Farm • Country Living (4 Bedroom Home and Buildings built in 1890) • In close proximity to Onawa and Mapleton and Castana • Outstanding Hunting Potential • Tractor, Old Farm Equipment and Classic Impala and Chevy Pickup Sale Order: Real Estate at 10 A.M. Sharp, followed immediately with all the Farm Equipment Items.

REAL ESTATE

LEGAL DESCRIPTION (Abstract to Govern): E1/2 of the SE1/4, and NW1/4 of the SE1/4, and the NE1/4 of the SW1/4 of Section 4, Township 84 North – Range 44 West (Kennebec) of the 5th P.M., Monona County, Iowa.

TRACT DESCRIPTION: The property has beautiful scenic views of the Loess Hills. The property lies surrounded by thousands of secluded acres of Prime Whitetail Property and Iowa Land. The Land does have a Home, Buildings and Yards going back to 1890 all selling in its as is condition. Other use could be Horse or small Livestock Farm. Tillable Land -36.19 acres, Hunting Land and Timber – 121.63 acres. Primary Soils: Hamburg silt loam, Napier silt loam, and Castana silt loam. CSR2: Weighted Average – 24.9 and Tillable Land CSR2 Average – 53.2. Annual Taxes: \$1,882.

AUCTION TERMS & CONDITIONS:

PROCEDURE: Sale Price will be determined by taking 157.82 taxable acres as the multiplier times the dollar amount per acre bid at the auction.

DOWN PAYMENT: 10% down payment on the day of the auction.

CLOSING: Closing shall occur within approximately 45 days after auction day and in accordance with the specific terms of the Agreement to Purchase. Possession shall be given at closing. Buyer will have full possession of the crop land for the 2018 crop year. Real Estate Taxes will be prorated to date of closing. The closing will be handled by Lee M. Rankin – Willson & Pechacek PLC Attorney - 710 Iowa Avenue, Onawa, Iowa 51040 Ph: 712-423-1652

PERSONAL PROPERTY (FARM EQUIPMENT AND MISC.)

Inventory Includes: (All the following sells as is where is) Farmall H Tractor, antique 2 bottom plow, old riding lawn mowers for parts, Primitives, old slip scoop, 2 row rotary cutter, old JD 2 row planter, 1967 Chevy Impala 2 door (as is), 1963 Chevy pickup (as is), 3 wagon boxes and gears, steel wheeled implements, IH tandem disk, 4 row JD planter for parts, 2 row 3 point cultivator, loose miscellaneous iron and old farm items. Make plans to attend!

**SELLERS: ESTATE OF JOYCE E. DUMOND
LEE M. RANKIN, ATTORNEY**

For Complete Details, Photos,
and Maps log onto:
www.McCallAuctions.com

Contact Russ McCall for further information

Ph: 712-423-1901

Russ & Brent McCall, Auctioneers

Loretta McCall & Andrea Meyer, Clerks

Auction Conducted By:

McCall

AUCTIONS &
REAL ESTATE

905 Iowa Avenue,
Onawa, Iowa 51040

712-423-1901

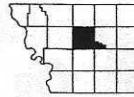


T-84-N

KENNEBEC PLAT

(Landowners)

R-43-44-W

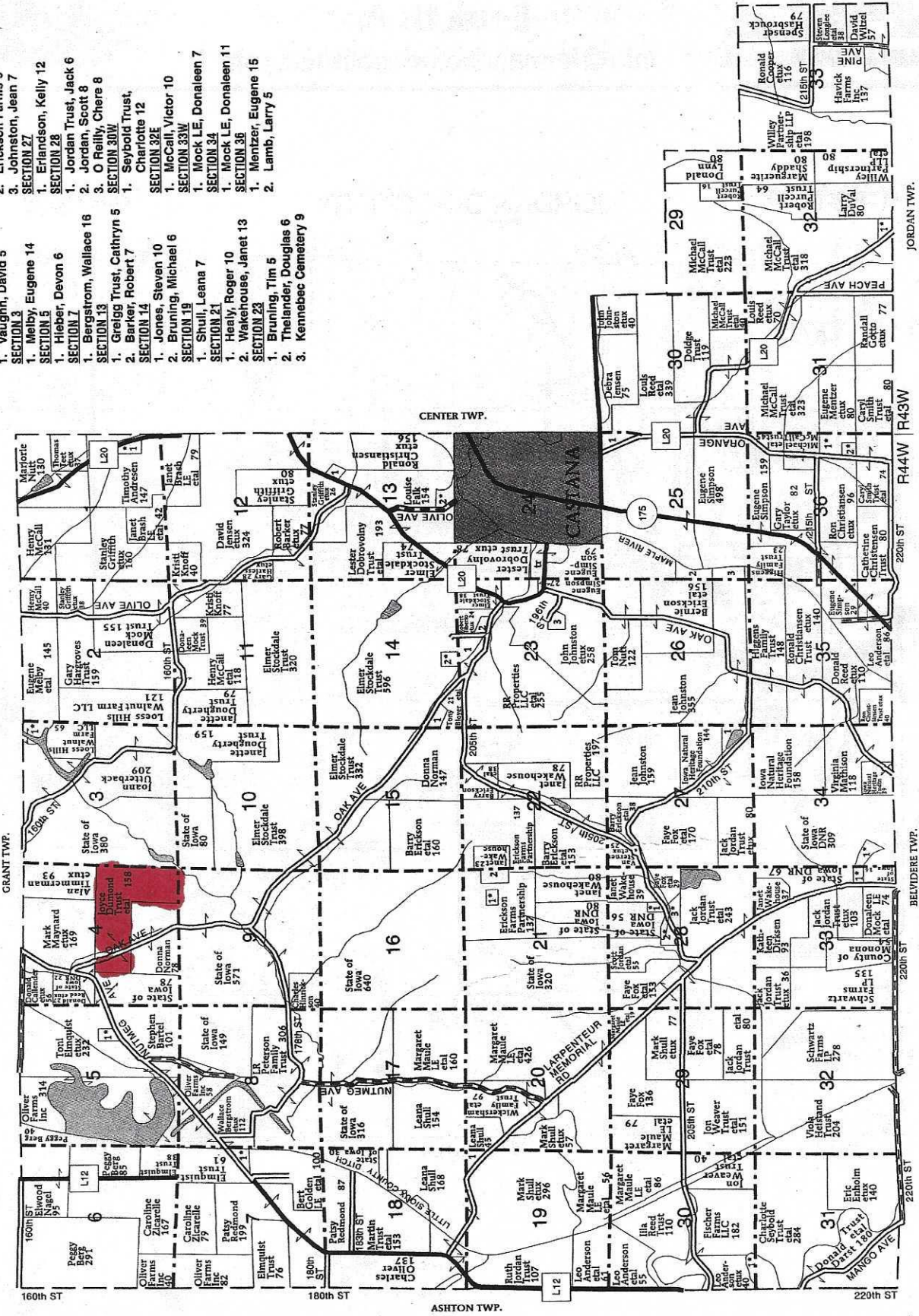


KENNEBEC TOWNSHIP

- SECTION 25
 1. Terrell, Justin 10
 2. Erickson Farms 9
 3. Johnston, Jean 7
- SECTION 27
 1. Erickson, Kelly 12
- SECTION 28
 1. Jordan Trust, Jack 6
 2. Jordan, Scott 8
 3. O'Reilly, Chere 8
- SECTION 30W
 1. Seybold Trust, Charlotte 12
- SECTION 32E
 1. McCall, Victor 10
- SECTION 33W
 1. Mock LE, Donaleen 7
- SECTION 34
 1. Mock LE, Donaleen 11
- SECTION 36
 1. Mentzer, Eugene 15
 2. Lamb, Larry 5

KENNEBEC TOWNSHIP

- SECTION 1
 1. Vaughn, David 5
- SECTION 3
 1. Nelby, Eugene 14
- SECTION 5
 1. Heber, Devon 6
- SECTION 7
 1. Bergstrom, Wallace 16
- SECTION 13
 1. Greigg Trust, Cathryn 5
 2. Barker, Robert 7
- SECTION 14
 1. Jones, Stevan 10
 2. Bruning, Michael 6
- SECTION 19
 1. Shuli, Leana 7
- SECTION 21
 1. Healy, Roger 10
 2. Wakehouse, Janet 13
- SECTION 23
 1. Bruning, Tim 5
 2. Threlander, Douglas 6
 3. Kennebec Cemetery 9

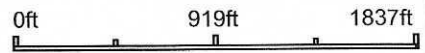


Taxable Acres

Aerial Map



map center: 42° 7' 1.03, -95° 58' 19.48



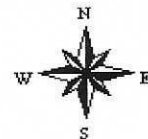
McCall

AUCTIONS & REAL ESTATE

Maps Provided By:



4-84N-44W
Monona County
Iowa



3/6/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



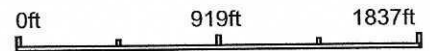
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AUCTIONS &
REAL ESTATE

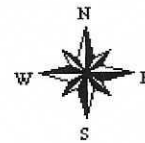
Maps Provided By:



map center: 42° 7' 1.03, -95° 58' 19.48



4-84N-44W
Monona County
Iowa

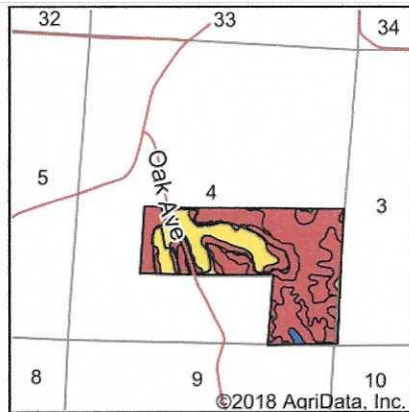
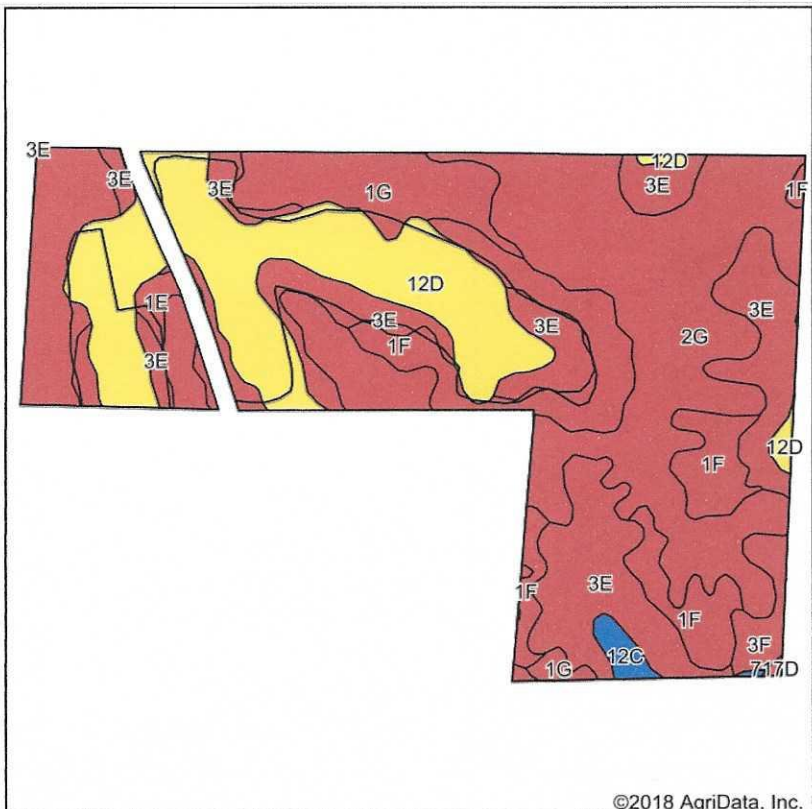


2/7/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

Without Road

Soils Map



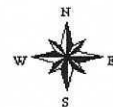
©2018 AgriData, Inc.

State: **Iowa**
 County: **Monona**
 Location: **4-84N-44W**
 Township: **Kennebec**
 Acres: **151.44**
 Date: **2/7/2018**

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AUCTIONS & REAL ESTATE

Maps Provided By:



©2018 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: IA133, Soil Area Version: 29

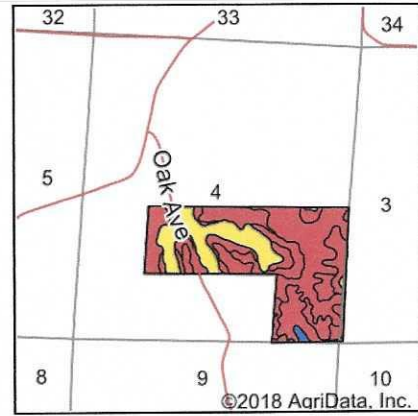
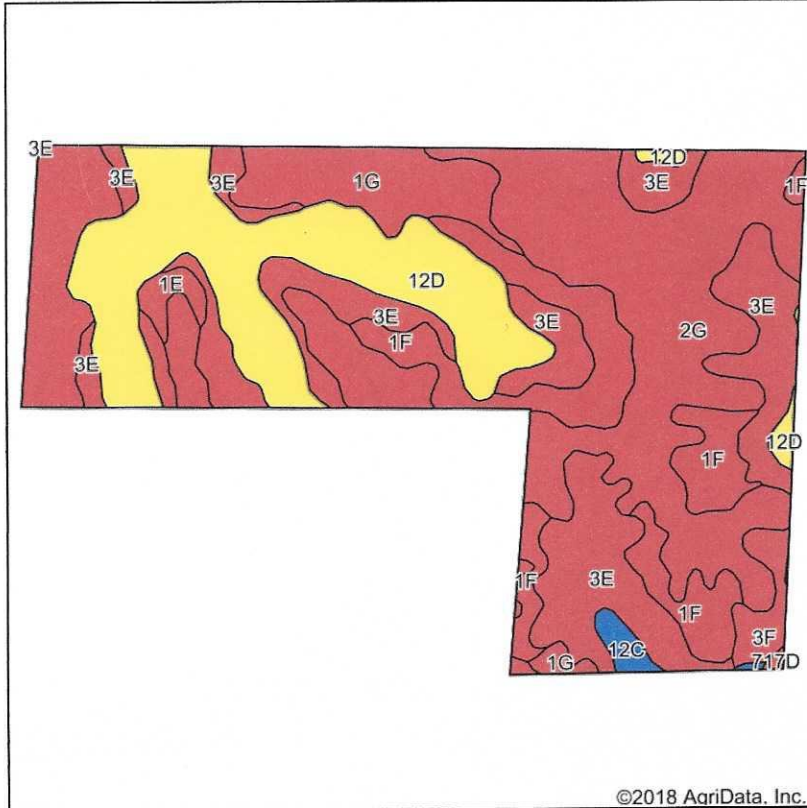
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses
2G	Hamburg silt loam, 40 to 75 percent slopes	54.25	35.8%	[Red]	VIIe		5	5						
3E	Castana silt loam, 14 to 20 percent slopes	32.69	21.6%	[Red]	IVe		38	32						
12D	Napier silt loam, 9 to 14 percent slopes	30.41	20.1%	[Yellow]	IIIe		62	55						
1F	Ida silt loam, 20 to 30 percent slopes	19.13	12.6%	[Red]	VIe		7	15	1	1	1	1	1	1
1G	Ida silt loam, 30 to 40 percent slopes	9.93	6.6%	[Red]	VIIe		6	5						
3F	Castana silt loam, 20 to 30 percent slopes	2.61	1.7%	[Red]	VIe		15	12						
12C	Napier silt loam, 5 to 9 percent slopes	1.30	0.9%	[Blue]	IIIe		89	62						
1E	Ida silt loam, 14 to 20 percent slopes	0.99	0.7%	[Red]	IVe		25	35						
717D	Napier-Gullied land complex, 5 to 14 percent slopes	0.13	0.1%	[Red]	IIIe	IVe	42	5						
Weighted Average							24.9	22.9	0.1	0.1	0.1	0.1	0.1	0.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

with Road

Soils Map

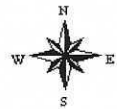


State: **Iowa**
 County: **Monona**
 Location: **4-84N-44W**
 Township: **Kennebec**
 Acres: **157.82**
 Date: **3/6/2018**

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AUCTIONS & REAL ESTATE

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA133, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses
2G	Hamburg silt loam, 40 to 75 percent slopes	55.84	35.4%	[Red]	VIIe		5	5						
3E	Castana silt loam, 14 to 20 percent slopes	34.18	21.7%	[Red]	IVe		38	32						
12D	Napier silt loam, 9 to 14 percent slopes	32.14	20.4%	[Yellow]	IIIe		62	55						
1F	Ida silt loam, 20 to 30 percent slopes	19.63	12.4%	[Red]	VIe		7	15	1	1	1	1	1	1
1G	Ida silt loam, 30 to 40 percent slopes	10.31	6.5%	[Red]	VIIe		6	5						
3F	Castana silt loam, 20 to 30 percent slopes	2.72	1.7%	[Red]	VIe		15	12						
1E	Ida silt loam, 14 to 20 percent slopes	1.51	1.0%	[Red]	IVe		25	35						
12C	Napier silt loam, 5 to 9 percent slopes	1.33	0.8%	[Blue]	IIIe		89	62						
717D	Napier-Gullied land complex, 5 to 14 percent slopes	0.16	0.1%	[Red]	IIIe	IVe	42	5						
Weighted Average							25.2	23.2	0.1	0.1	0.1	0.1	0.1	0.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tillable Land

Aerial Map



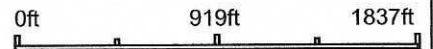
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AUCTIONS & REAL ESTATE

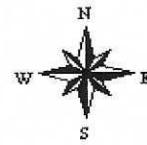
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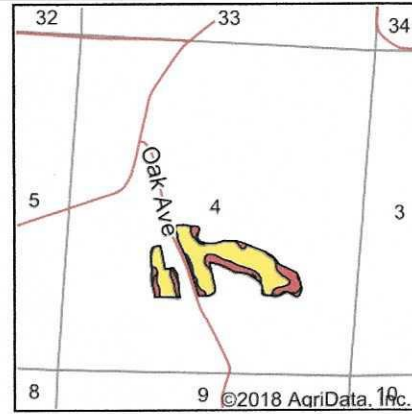
4-84N-44W
Monona County
Iowa



2/7/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

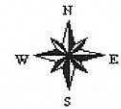


State: **Iowa**
 County: **Monona**
 Location: **4-84N-44W**
 Township: **Kennebec**
 Acres: **36.19**
 Date: **2/7/2018**



AUCTIONS & REAL ESTATE

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA133, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses
12D	Napier silt loam, 9 to 14 percent slopes	25.22	69.7%	Yellow	IIIe	62	55						
3E	Castana silt loam, 14 to 20 percent slopes	9.12	25.2%	Red	IVe	38	32						
1F	Ida silt loam, 20 to 30 percent slopes	0.81	2.2%	Red	VIe	7	15	1	1	1	1	1	1
2G	Hamburg silt loam, 40 to 75 percent slopes	0.46	1.3%	Red	VIIe	5	5						
1G	Ida silt loam, 30 to 40 percent slopes	0.36	1.0%	Red	VIIe	6	5						
1E	Ida silt loam, 14 to 20 percent slopes	0.22	0.6%	Red	IVe	25	35						
Weighted Average						53.2	47.1	*-	*-	*-	*-	*-	*-

**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.