

# HIGH QUALITY LAND AUCTION

**61.19 Acres m/l, Sections 4,  
Lakeport Township, Woodbury County, IA**



**Saturday, October 27, 2018  
10:00 a.m.**

**Sergeant Community Center  
903 Topaz Drive, Sergeant Bluff, IA 51054**

**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**

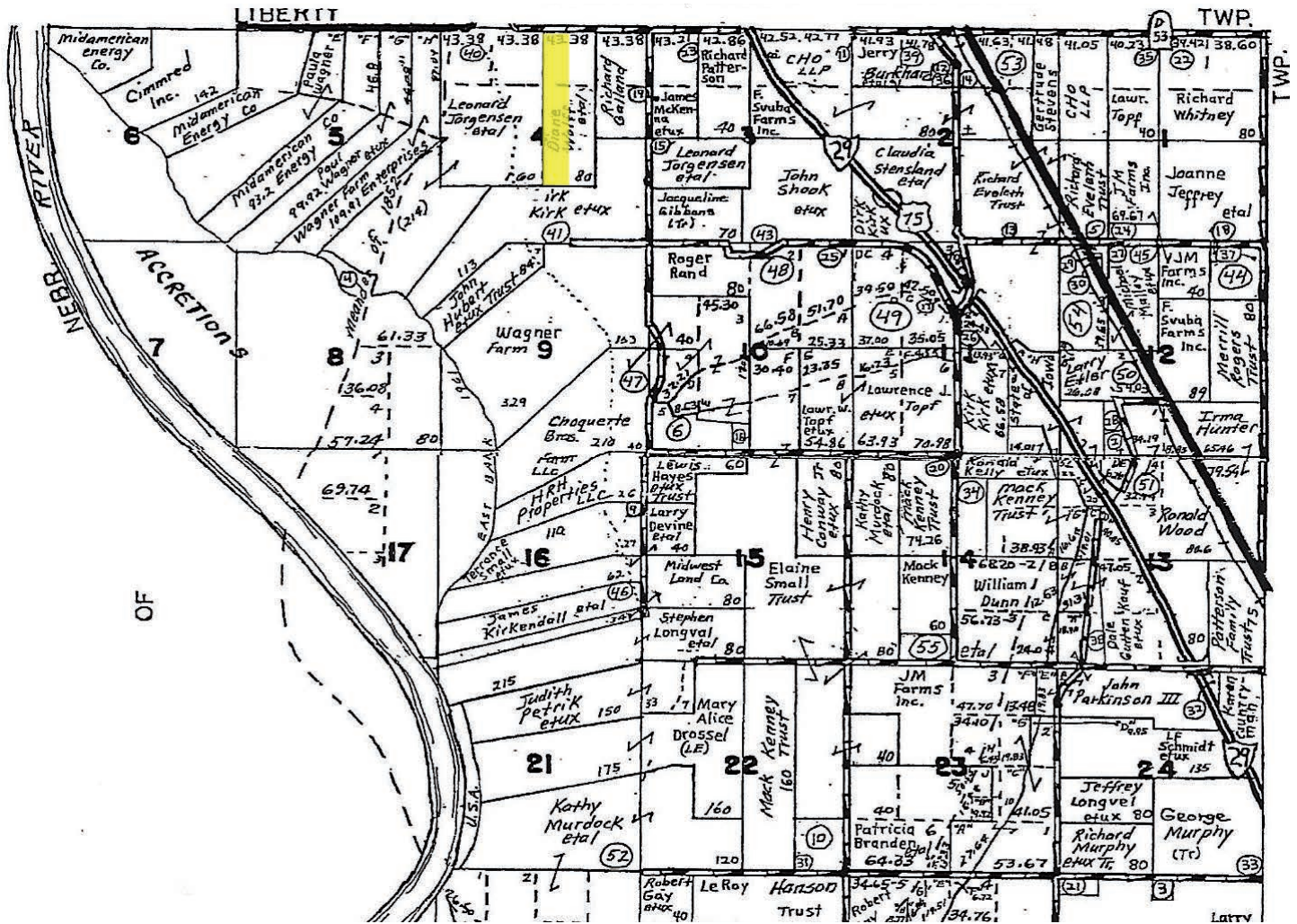
**905 Iowa Avenue, Onawa, Iowa  
712-423-1901**

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

**Visit us at our website at [McCallAuctions.com](http://McCallAuctions.com)**



# PROPERTY INFORMATION



**Location:** Salix, Iowa near Brown's Lake. From Exit 134 and I-29 west of Salix drive 0.3 miles, turn left onto Benton Ave and drive 0.5 miles, turn right onto 280th Street and drive 0.4 miles. At this location the Property lies immediately south and you will be at the northeast corner.

**Legal Description:** W1/2 W1/2 NE ¼ and the W1/2 NW1/4 SE1/4 Section 4 T-86-N, R-47-W of 5th PM, Woodbury County, Iowa. Lakeport Township.

**Real Estate Tax:** Annual Tax: \$2,172  
Net Taxable Acres: 61.19





**Crop Acres:** 60.7  
**Corn Base:** 30.15 Ac.  
**Corn PLC Yield:** 166 Bu.  
**Bean Base:** 30.15 Ac.  
**Bean PLC Yield:** 43 Bu.



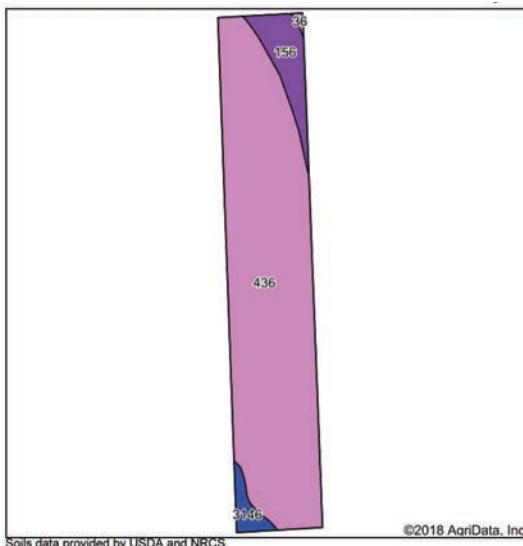
## SOIL TYPES/PRODUCTIVITY

Primary soil is Lakeport silty clay loam 89.1%. See soil map for details.

- **CSR2:** 86.1 per 2018 AgriData, Inc., based on FSA crop acres.
- **CSR:** 71.7 per 2018 AgriData, Inc., based on FSA crop acres.

**Land Description:** Level

**Buildings/Improvements:** None



State: **Iowa**  
 County: **Woodbury**  
 Location: **4-86N-47W**  
 Township: **Lakeport**  
 Acres: **60.7**  
 Date: **9/25/2018**



Area Symbol: IA193, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	Irr Class °c	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Soybeans
436	Lakeport silty clay loam, 0 to 2 percent slopes, rarely flooded	54.07	89.1%		lw		89	74	67	67	67
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	4.83	8.0%		llw		58	51	48	44	48
3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	1.63	2.7%		llw	llw	72	57	51	45	51
36	Salix silt loam, 0 to 2 percent slopes, rarely flooded	0.17	0.3%		lw	lw	94	79	88	73	88
<b>Weighted Average</b>							<b>86.1</b>	<b>71.7</b>	<b>65.1</b>	<b>64.6</b>	<b>65.1</b>

### Method of Sale:

- Property will be offered as a single tract of land
- Bids will be \$/acre x 61.19 Acres
- Sellers reserves the right to refuse any and all bids.

**Sellers:** Paul and Diane Wolff

**Closing Agent:** Kriener Farm Management Inc.

**Agency:** McCall Auctions and Real Estate and Kriener Farm Management Inc. 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 November 21, 2018 or after any objections to title have been cleared. Final settlement will require certified funds or wire transfer. Possession will be given at Close subject to completion of corn harvest. Taxes will be prorated.

**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.

**Contact:** Dan Kriener Ph. 712-239-0311 or Russ McCall Ph. 712-423-1901 for further information

**For Complete Details, Photos, and Maps Log Onto:** [www.McCallAuctions.com](http://www.McCallAuctions.com)

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