

IRRIGATED FARMLAND AUCTION

79.76 Acres m/l, Lincoln Township, Monona County, IA

Thursday, March 5th, 2020 • 10:00 A.M.

Auction Site: Onawa Community Center, 320 10th St., Onawa



Property Location: On CR-K42 Whiting near school drive west 1.0 miles, turn left onto Cork Ave. and go 1.0 miles. This location places you exactly at the northeast corner of the property.

Legal Description: Monona County, Sec 10 Lincoln 84-46, Abstract to Govern

Real Estate Tax: Tract: Annual Tax - \$2,182.00 Drainage - \$110.00, Taxable Acres - 79.76

FSA Data: Farm Tract 2303; Farmland Acres: 79.73; Crop Acres: 77.30 Ac.; Corn Base: 35.20 Ac.; Corn PLC Yield: 162 Bu.; Bean Base: 37.98 Ac.; Bean PLC Yield: 45 Bu.; **CCC-505 CRP Reduction Acres:** Contract Number 11056 4.12 Ac. at \$1,458.00 Annually with rental rate of \$353.81 per acre - Started 10-01-2014 goes till 9-30-2024. Buyer to Succeed to the Contract.

Soil Types/Productivity: Primarily Vore silty clay loam, Percival silty clay and Onawa silty clay. See soil map for detail. • CSR2: 61.5 per 2019 AgriData, Inc.

Land description: Level Bottom Land, and Fall Tillage has been done

Auction Information

Method of Sale

- Property will be offered as one individual Tract.
- Bids will be \$/acre using a multiplier of 79.76 taxable acres according to County Assessor for Subject Tract.
- Sellers reserve the right to refuse any and all bids for any unforeseen reasons, but their intent is to SELL.

Sellers: Brian L. and Carol S. Hobbs

Attorney: Minnihan Law - Onawa, IA. Ph. 712-423-2006

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 10, 2020 or after any objections to title have been cleared. Full Possession and 2020 Farming Rights to be given to Buyers 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.

**Contact Russ McCall for further
information or detailed brochure
Ph: 712-420-3004**

Sale information & pictures of
everything available at:
www.McCallAuctions.com

**Russ & Brent McCall
Auctioneers**

Loretta McCall & Andrea Meyer, Clerks

**712-423-1901
mccalls@mccallauctions.com**

Auction Conducted By:

McCall

**AUCTIONS &
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