

# AUCTION

## NEARLY 400 ACRES

### 7 Tracts

July 19th, 2008

Lincoln & Franklin Townships

Monona County, Iowa

# McCall

A U C T I O N S &  
R E A L E S T A T E

706 Iowa Avenue, Onawa, Iowa 51040

*Since 1935*

**Russ McCall**, Auctioneer & Broker - Main Office 712-423-1901

**Brent McCall**, Auctioneer & Salesperson - Omaha Branch Office 402-681-4774

**Loretta & Andrea McCall**, Clerks



Email: [mccalls@mccallauctions.com](mailto:mccalls@mccallauctions.com)  
Website: [www.McCallAuctions.com](http://www.McCallAuctions.com)



**Farmland and Hunting Land Sale Information**  
Public Auction – Saturday, July 19, 2008 – 10:30 A.M.

At the Onawa Community Center, 320 – 10<sup>th</sup> Street, Onawa, IA.

**AUCTION SALE**

**Sellers:** Adella E. Stangel Estate and Joseph G. Stangel  
Trust and Steve Rieff as Seller of ½ Interest of Tract # 6

**400 ACRES MORE OR LESS OFFERED IN 7  
INDIVIDUAL TRACTS**



**Sections 10 and 15 Lincoln Township and Section 35 Franklin  
Township, Monona County, Iowa**

**Prepared by:**

**McCall Auctions & Real Estate**  
706 Iowa Avenue, Onawa, IA 51040  
(712) 423-1901 [www.McCallAuctions.com](http://www.McCallAuctions.com)

Russ McCall, Auctioneer and Real Estate Broker  
Brent McCall, Auctioneer and Salesperson  
Loretta & Andrea McCall, Clerks

## **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The properties will be offered in individual tracts. The sale price of each tract will be determined by taking taxable acres times the final price bid per acre.

**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the Seller's approval. Such approval shall occur at the auction on auction day.

**CLOSING:** Closing shall occur within approximately 30 days after auction day and in accordance with the specific terms of the Agreement to Purchase. Possession shall be given at closing, subject to the remaining rights of the current tenant(s) for crop year 2008. Full farming rights will be given March, 1, 2009. Real Estate Taxes will be prorated to date of closing. The closing will be handled by Gaukel, Nevins, and Westergaard P.C., James Gaukel Attorney; Office: 515 Main, Mapleton, Iowa, 51034 Ph.712-881-2321.

**TITLE:** Seller shall provide Court Officer Deeds.

**EASEMENTS AND LEASES:** Sale of said property is subject to any and all easements of record and any and all leases.

**MINERAL RIGHTS:** The sale of the property shall include all mineral rights owned by the Seller, if any.

**AGENCY:** McCall Auctions & Real Estate and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. STATEMENT, PROMISES, OR INDUCEMENTS MADE AT THE AUCTION THAT ARE NOT CONTAINED IN THE WRITTEN AGREEMENT TO PURCHASE SHALL NOT BE VALID AND BINDING. The properties are 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 seller 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 seller 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 Seller's at the auction are final.

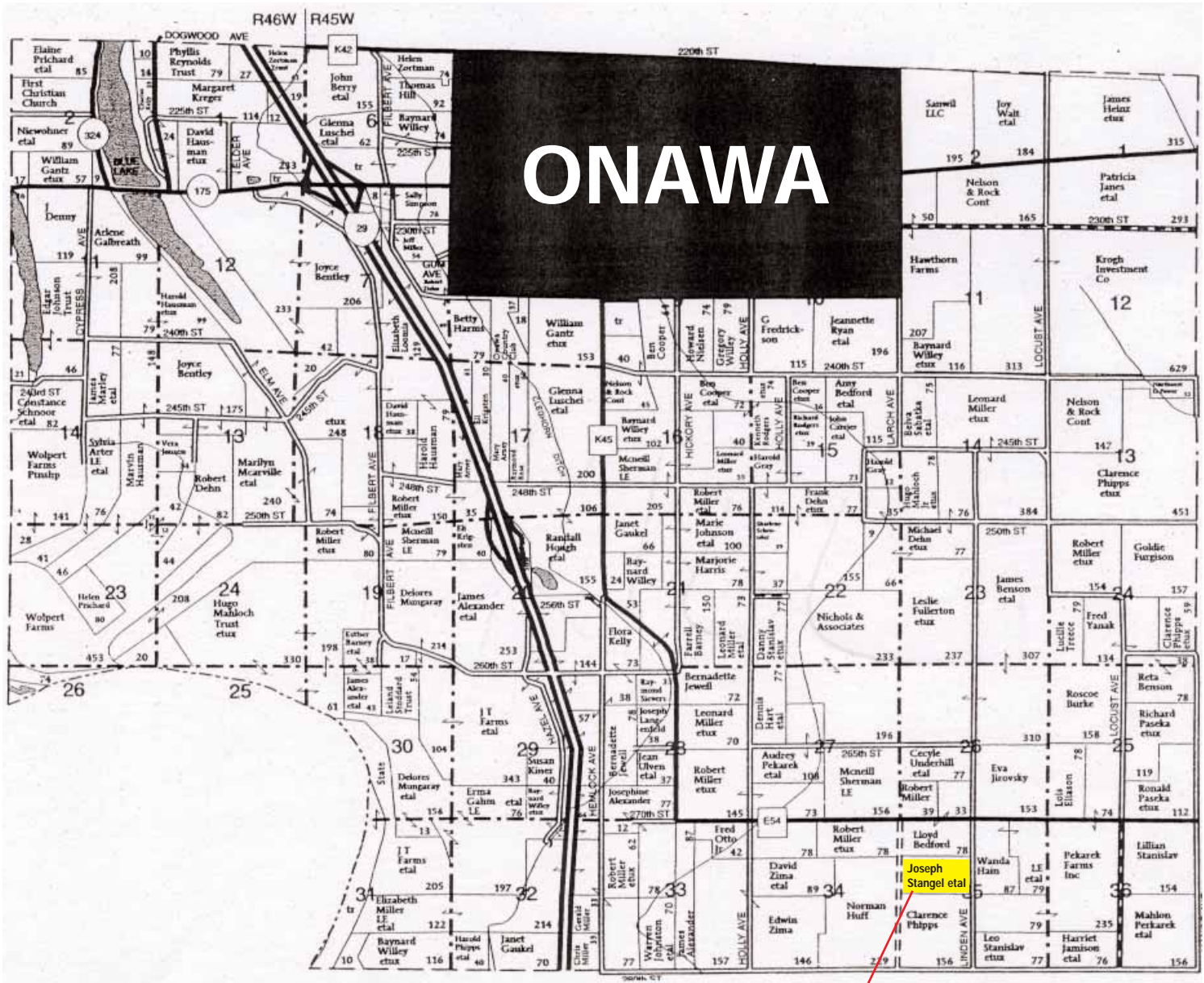
**AUCTION COMPANY OR OWNERS NOT RESPONSIBLE FOR ACCIDENTS.**

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

**NOTE:** Videotaping, flash photography, and/or public announcements will be allowed on auction day **ONLY** with prior approval from McCall Auctions & Real Estate.

**SELLERS:** Adella E. Stangel Estate, and Joseph G. Stangel Trust, and Steve Rieff as Seller of One -Half Interest in Tract # 6

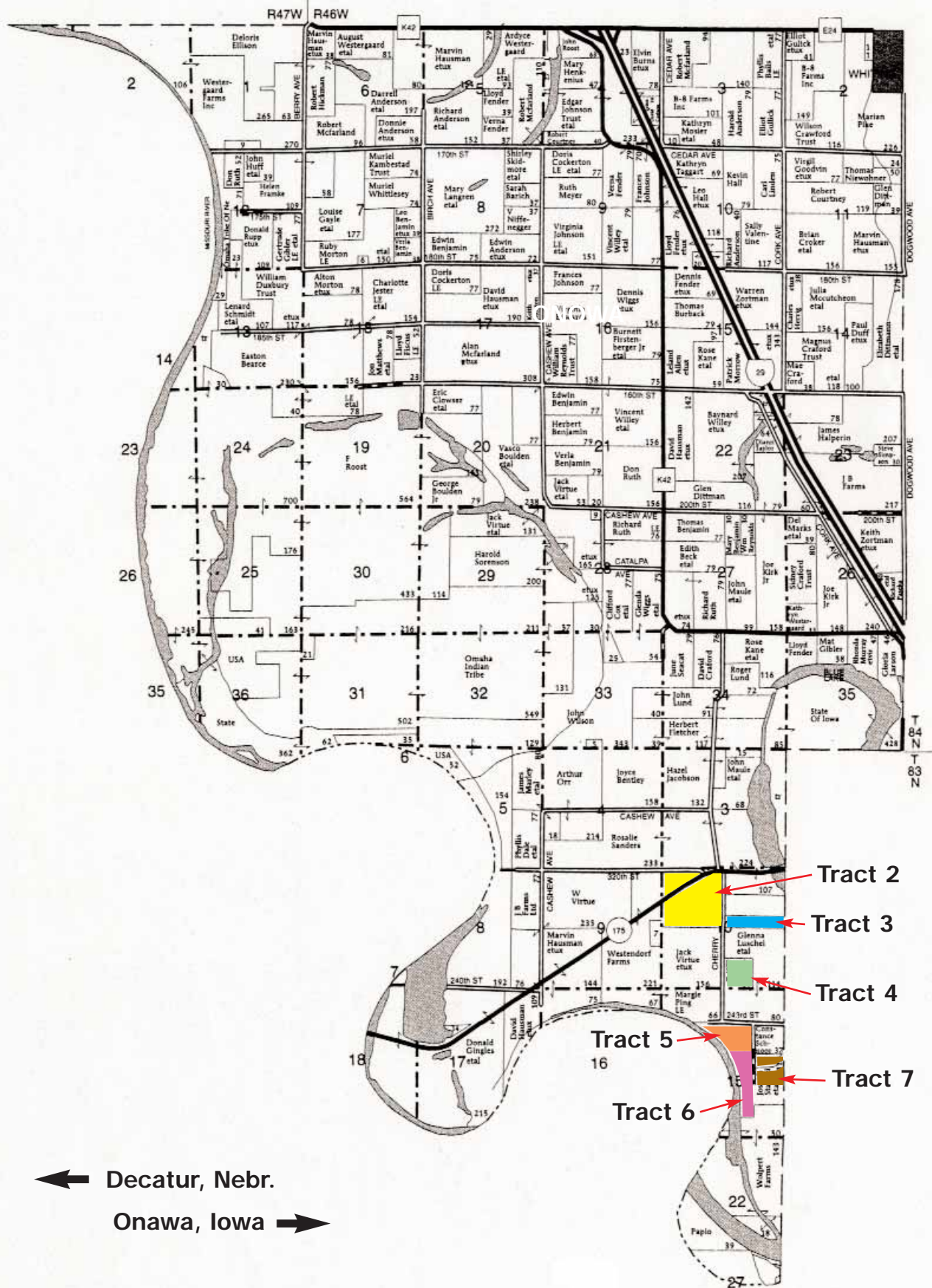
# FRANKLIN TOWNSHIP



Tract 1



# LINCOLN TOWNSHIP



## **Tract #1**

**Farm Location** – From Onawa 4.5 miles south from Main St. on 10<sup>th</sup> Street/ Co Highway K45, turn left onto CR – E54 and travel 2 miles, turn right onto Linden Avenue and travel 0.3 miles to site. From this location you will be on the east side of the property.

**Legal Description** – 80 acres - S1/2 of NW1/4 of Section 35 – T83N – R45W, Monona Co., IA. Abstract legal to govern.

**Crop Acres** - 78.41 acres

**Corn Base** - 39.0 acres

**DP & CC Yield** - 108/145 bushels/acre

**Soybean Base** - 38.9 acres

**DP & CC Yield** - 35/42 bushels/acre

**Real Estate Taxes** - \$1438.00

**Taxable Acres** - 79

**Lease** - Leased for 2008

**Cropland CSR** - 66.1

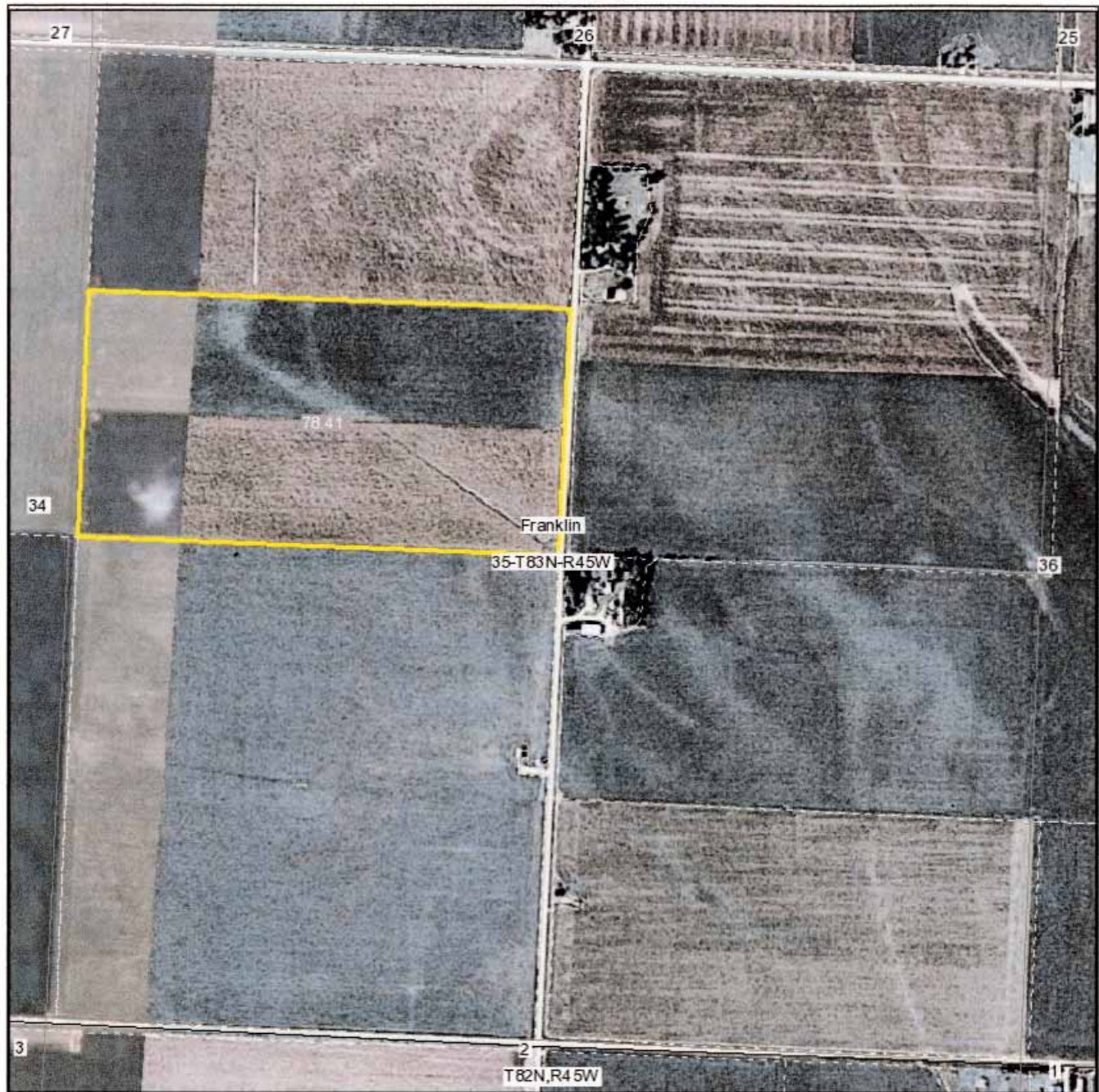
\* Digitally mapped with AgriData software

**Here is an opportunity to own a prime 80 acre parcel of farmland ideally located between Blencoe and Onawa, Iowa on a good farm to market road close to major elevators.**





## Aerial Map



map center: 41° 57' 28.36, 96° 3' 1.62  
scale: 1:10140

Map provided by:



© AgriData, Inc. 2006

**35-83N-45W**  
**Monona County**  
**Iowa**

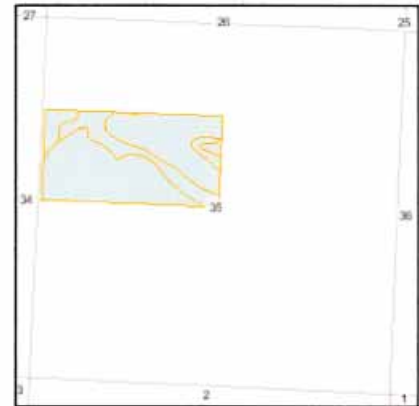
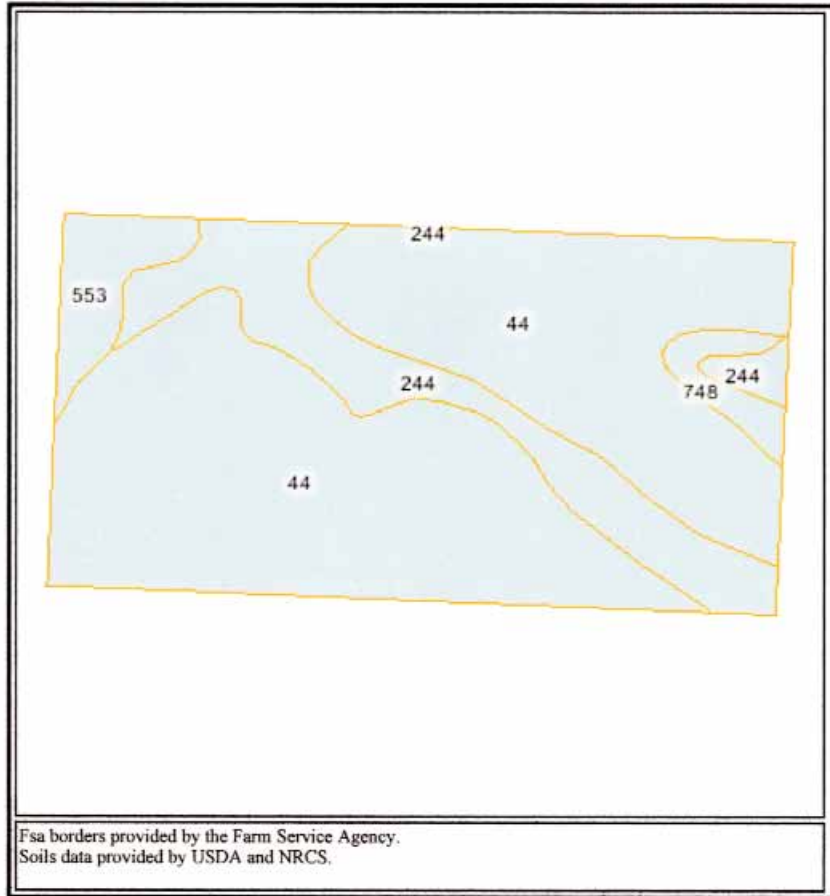


4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.



## Soils Map



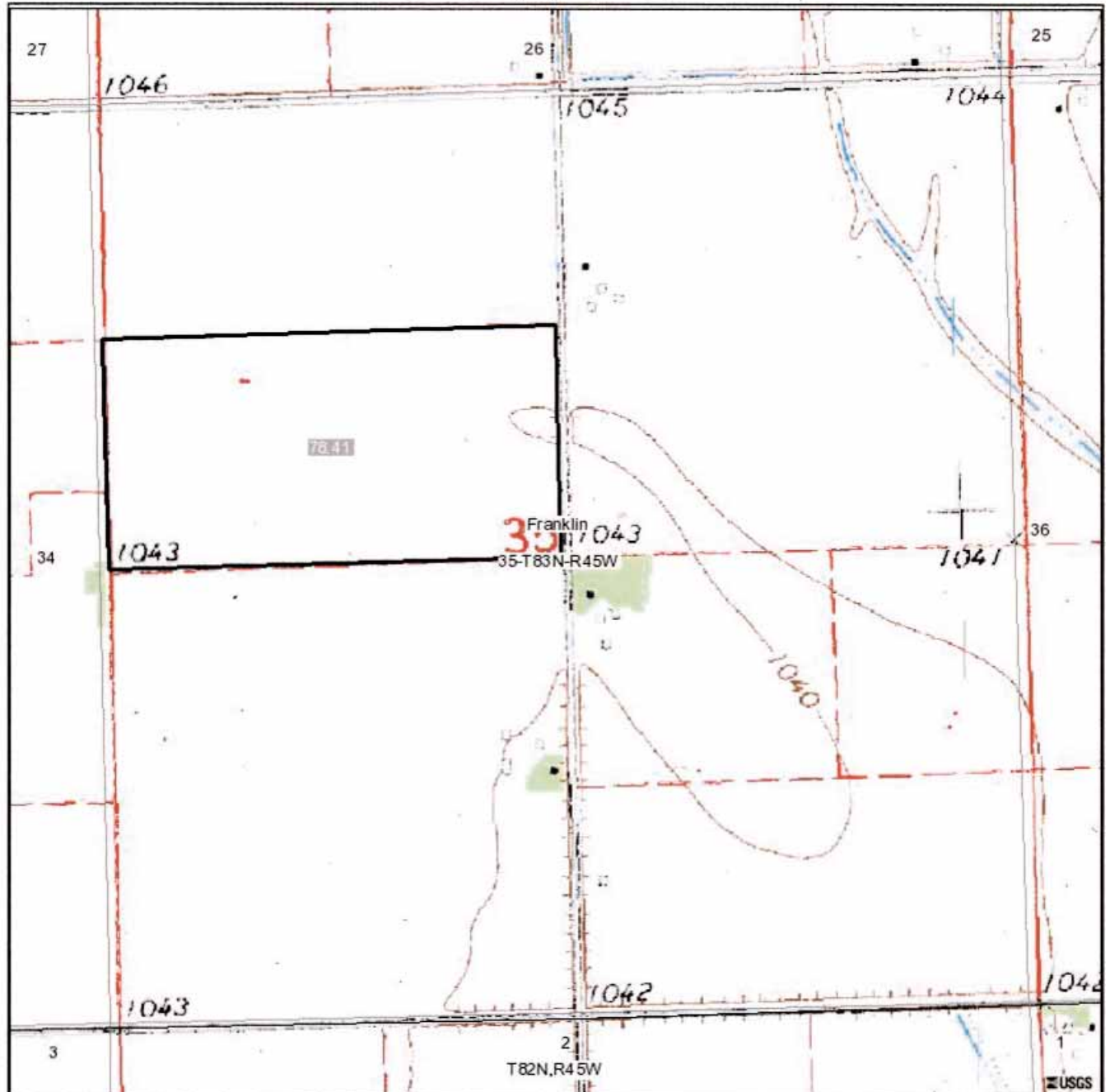
State: **IA**  
 County: **Monona**  
 Location: **35-83N-45W**  
 Township: **Franklin**  
 Acres: **78.4**



© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
44	Blencoe silt clay, 0 to 2 percent slopes, rarely flooded	58.8	75.0%	IIw		70	6.0	3.6	147	3.0	66	4.9	40
244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	13.7	17.5%	IIIw		51	5.0	3.0	124	2.5	55	4.1	34
553	Forney silty clay, 0 to 2 percent slopes, rarely flooded	3.9	5.0%	IIIw	IIIw	55	5.0	3.0	124	2.5	55	4.1	34
748	Hornick silty clay, 0 to 2 percent slopes, rarely flooded	2.0	2.6%	I		73	8.7	5.2	161	3.2	72	5.4	43
<b>Weighted Average</b>						<b>66.1</b>	<b>5.9</b>	<b>3.5</b>	<b>142</b>	<b>2.9</b>	<b>64</b>	<b>4.7</b>	<b>39</b>

# Topography Map



map center: 41° 57' 28.36, 96° 3' 1.62  
scale: 1:10140

Map provided by:



© AgriData, Inc. 2006

**35-83N-45W**  
**Monona County**  
**Iowa**



4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

## **Tract #2**

**Farm Location** – From Onawa 4.5 miles west from Main St. on Iowa Avenue/Highway 175. This will bring you to the NE corner of the property.

**Legal Description** – 160 acres - NW1/4 of Section 10 – T83N – R46W, Monona Co., IA. Abstract legal to govern.

**Crop Acres** - 148.31

<b><u>Corn Base</u></b>	- approx. 75 acres
<b><u>DP &amp; CC Yield</u></b>	- approx. 92/111 bushels/acre
<b><u>Soybean Base</u></b>	- approx. 75 acres
<b><u>DP &amp; CC Yield</u></b>	- approx. 29/35 bushels/acre

<b><u>Real Estate Taxes</u></b>	- \$2594.00
<b><u>Taxable Acres</u></b>	- 144.87

**Lease** - Leased for 2008

**Cropland CSR** - 55

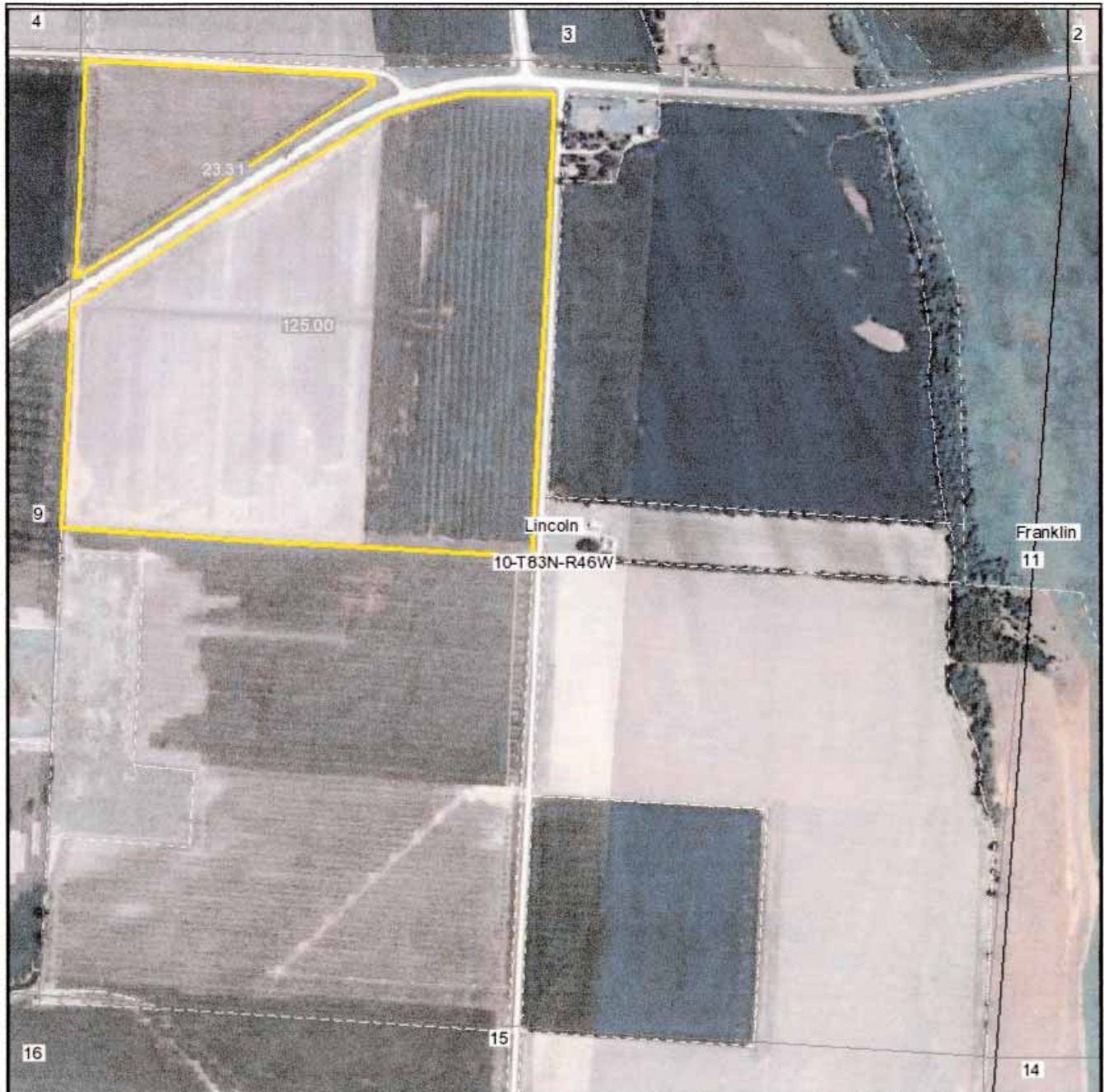
\* Digitally mapped with AgriData software

**Here is an opportunity to own nearly 160 acres located half way between Onawa, IA. and Decatur, NE. situated just off Highway 175.**





## Aerial Map



map center: 42° 1' 8.91, 96° 11' 3.77  
scale: 1:10542

Map provided by:



© AgriData, Inc. 2006

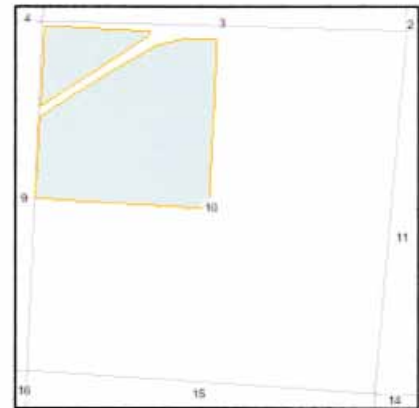
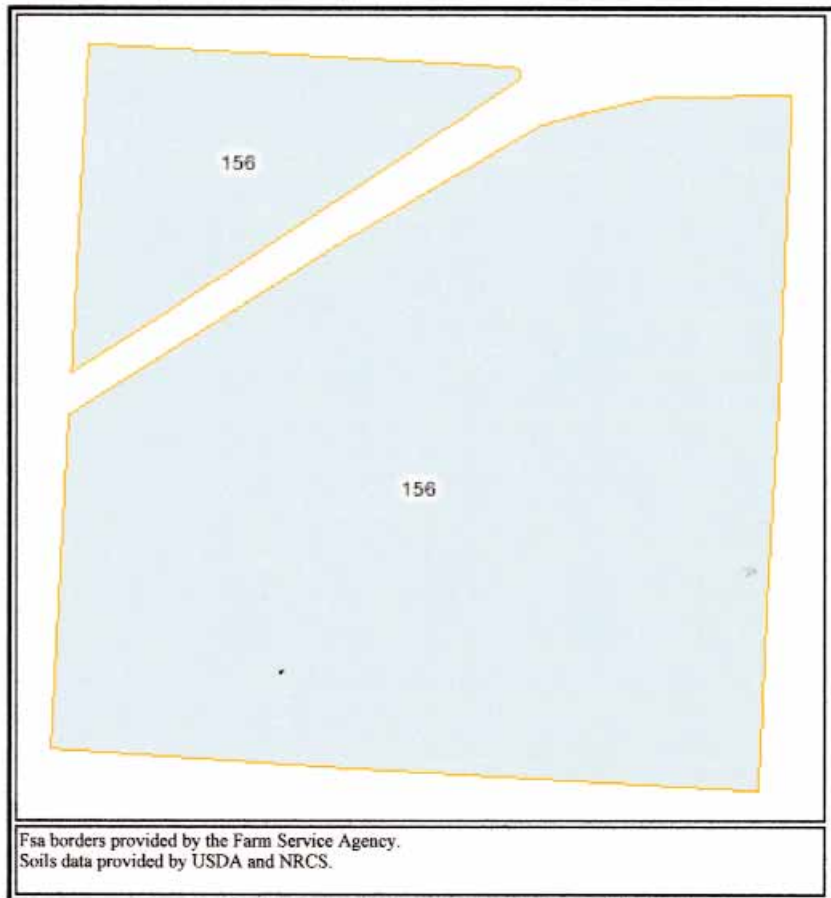
**10-83N-46W**  
**Monona County**  
**Iowa**



4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

## Soils Map



State: **IA**  
 County: **Monona**  
 Location: **10-83N-46W**  
 Township: **Lincoln**  
 Acres: **148.3**

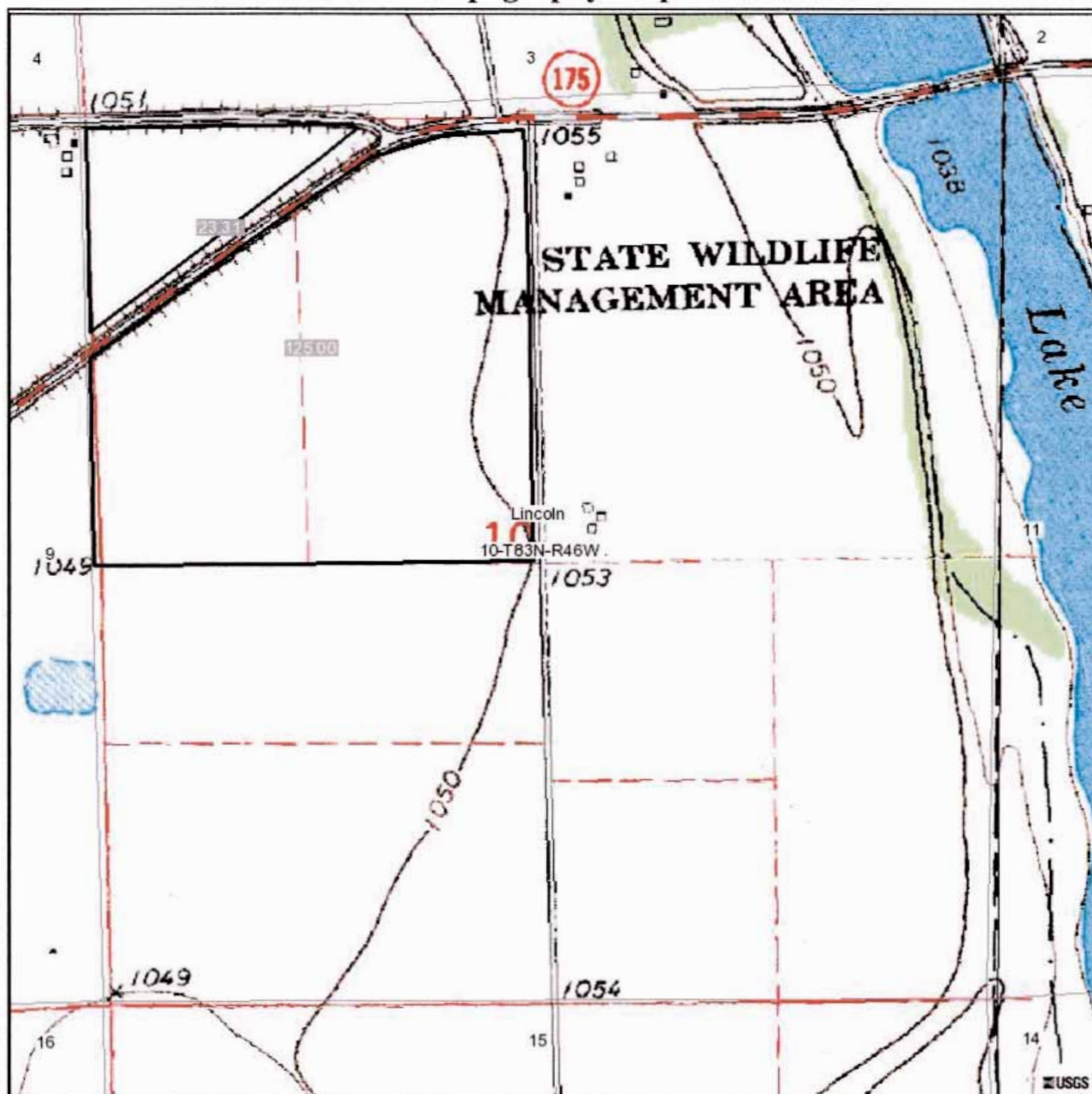


© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome	Soybeans
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	148.3	100.0%	IIIw	IIIw	55	5	3	124	2.5	55	4.1	34
Weighted Average						55.0	5	3	124	2.5	55	4.1	34



## Topography Map



map center: 42° 1' 8.91, 96° 11' 3.77  
scale: 1:10542

Map provided by:



© AgriData, Inc. 2006

**10-83N-46W**  
**Monona County**  
**Iowa**



4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

### **Tract #3**

**Farm Location** – From Onawa 4.5 miles west from Main St. on Iowa Avenue/Highway 175, turn left on Cherry Avenue and travel 0.5 miles. From this point look to the east to view the property.

**Legal Description** – South 17.11 taxable acres of the NE1/4 of Section 10 – T83N – R46W, Monona Co., IA. Also described as: That part of Lot Two (2). Abstract legal to govern.

**Crop Acres** - 15.93

**Corn Base** - approx. 8 acres

**DP & CC Yield** - approx. 92/111 bushels/acre

**Soybean Base** - approx. 8 acres

**DP & CC Yield** - approx. 29/35 bushels/acre

**Real Estate Taxes** - \$510.00

**Taxable Acres** - 17.11

**Lease** - Leased for 2008

**Cropland CSR** - 67.7

\* Digitally mapped with AgriData software

**Here is an opportunity to own nearly 20 acres of prime farmland. The property would make an ideal building site for a new home with enough land to make it a great acreage spot. This property has 3 grain storage bins one of which is a dryer bin. This property is special.**





## Aerial Map



map center: 42° 1' 8.91, 96° 11' 3.77  
scale: 1:10542

Map provided by:



© AgriData, Inc. 2006

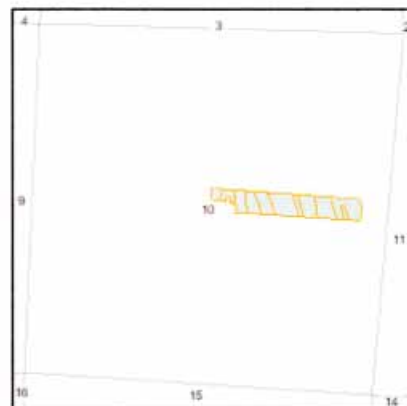
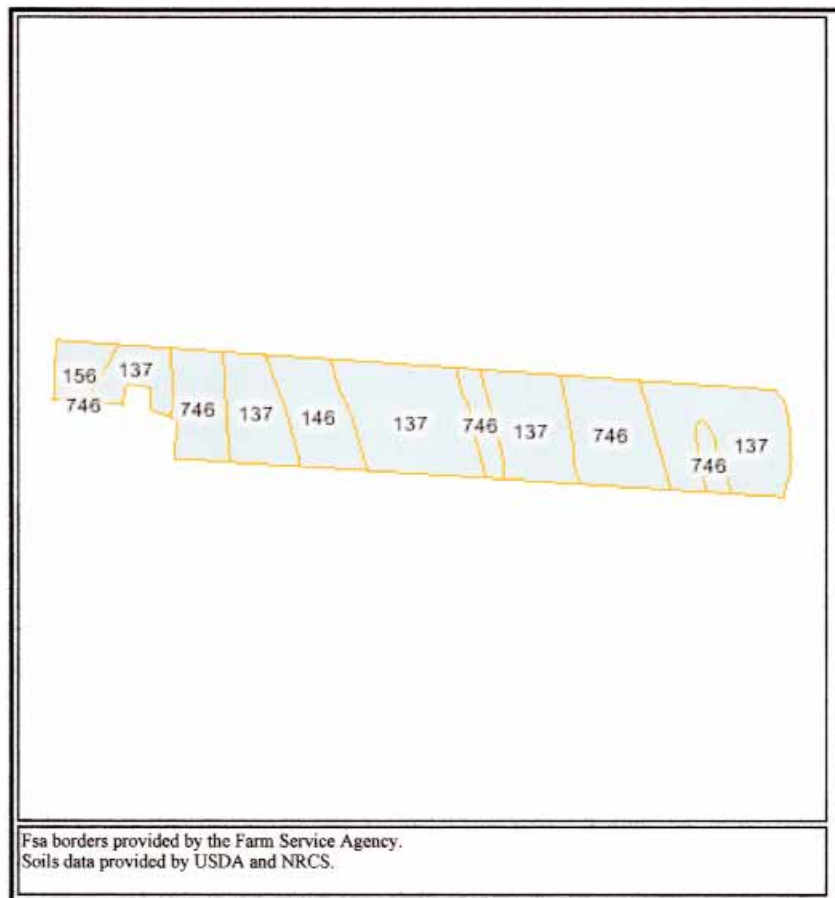
**10-83N-46W**  
**Monona County**  
**Iowa**



4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

## Soils Map



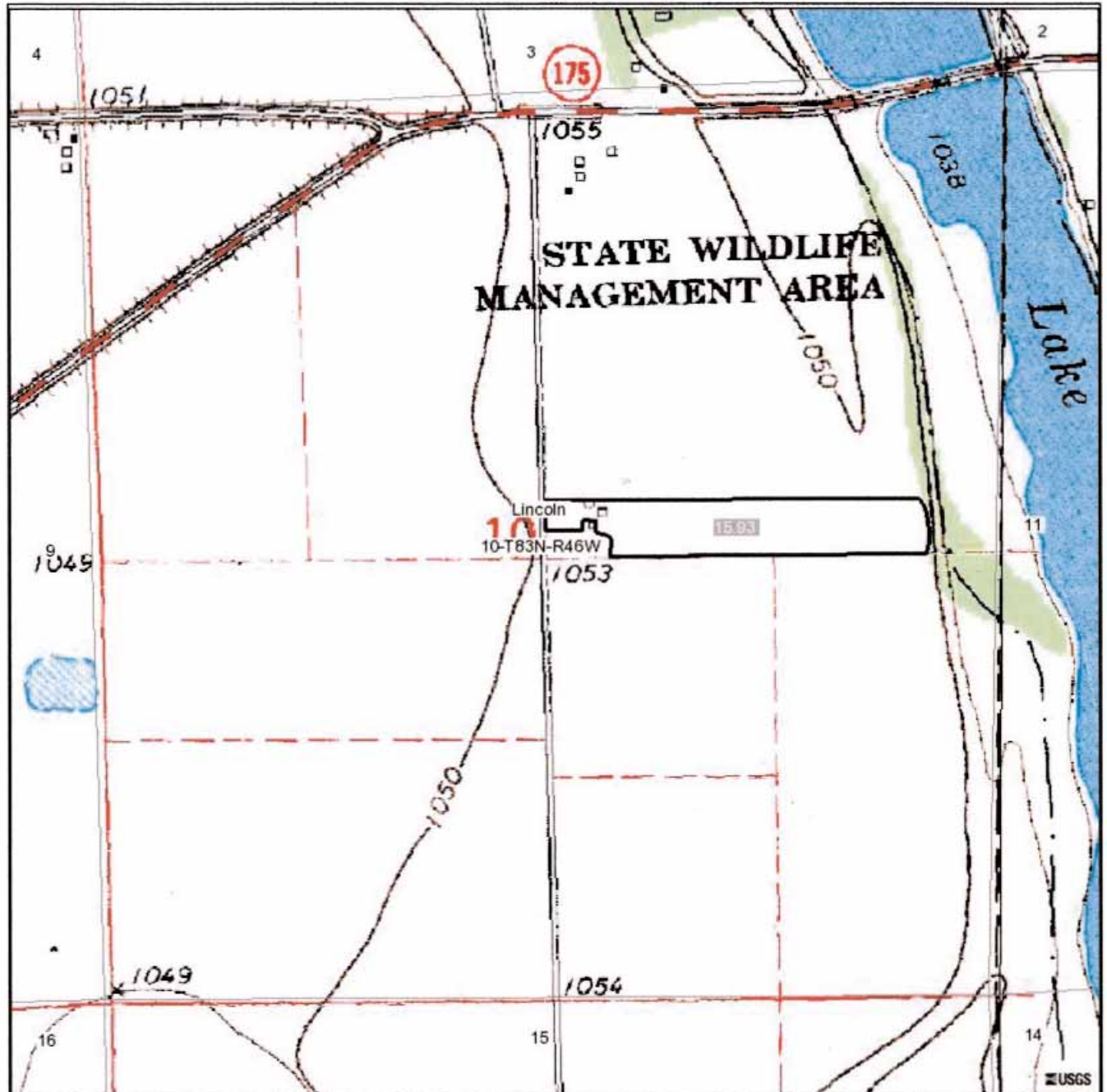
State: **IA**  
 County: **Monona**  
 Location: **10-83N-46W**  
 Township: **Lincoln**  
 Acres: **15.9**



© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome	Soybeans
137	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	9.7	61.0%	I	I	70	8.8	5.3	151	3.1	69	5.2	42
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	4.1	25.8%	I	I	65	5.9	3.8	155	4.0	69	5.5	41
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	1.5	9.4%	IIw	IIw	65	6.0	3.6	147	3.0	66	4.9	40
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	0.6	3.8%	IIIw	IIIw	55	5.0	3.0	124	2.5	55	4.1	34
<b>Weighted Average</b>						<b>67.7</b>	<b>7.6</b>	<b>4.7</b>	<b>151</b>	<b>3.3</b>	<b>68</b>	<b>5.2</b>	<b>41</b>

## Topography Map



map center: 42° 1' 8.91, 96° 11' 3.77  
scale: 1:10542

Map provided by:



© AgriData, Inc. 2006

**10-83N-46W**  
**Monona County**  
**Iowa**



4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.



## **Tract #4**

**Farm Location** – From Onawa 4.5 miles west from Main St. on Iowa Avenue/Highway 175, turn left on Cherry Avenue and travel 0.8 miles. From this location you will be at the NW corner of the property.

**Legal Description** – 40 acres - SW1/4 of SE1/4 of Section 10 – T83N – R46W, Monona Co., IA. Abstract legal to govern.

**Crop Acres** - 39.52

**Corn Base** - 19.8 acres

**DP & CC Yield** - 92/111 bushels/acre

**Soybean Base** - 19.7 acres

**DP & CC Yield** - 29/35 bushels/acre

**Real Estate Taxes** - \$832.00

**Taxable Acres** - 39

**Lease** - Leased for 2008

**Cropland CSR** - 66.2

\* Digitally mapped with AgriData software

**Here is an opportunity to own a prime 40 acre parcel of farmland located along Cherry Avenue. If you are in the market for a smaller parcel this piece is ideal.**



## Aerial Map



map center: 42° 1' 8.91, 96° 11' 3.77  
scale: 1:10542

Map provided by:



© AgriData, Inc. 2006

**10-83N-46W**  
**Monona County**  
**Iowa**

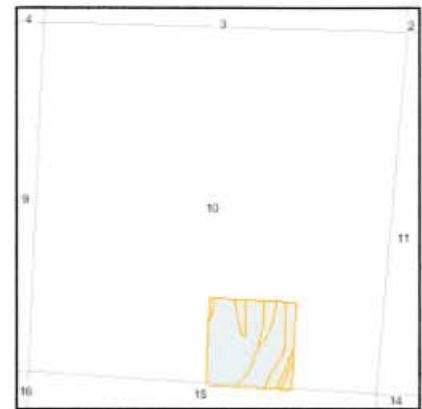
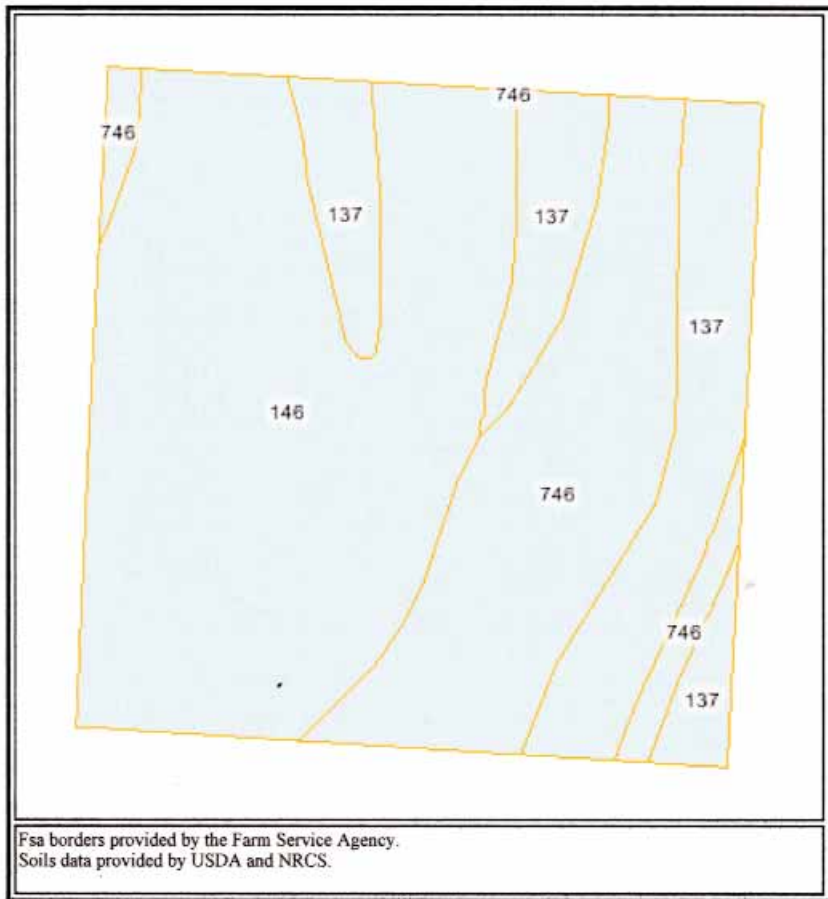


4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.



## Soils Map



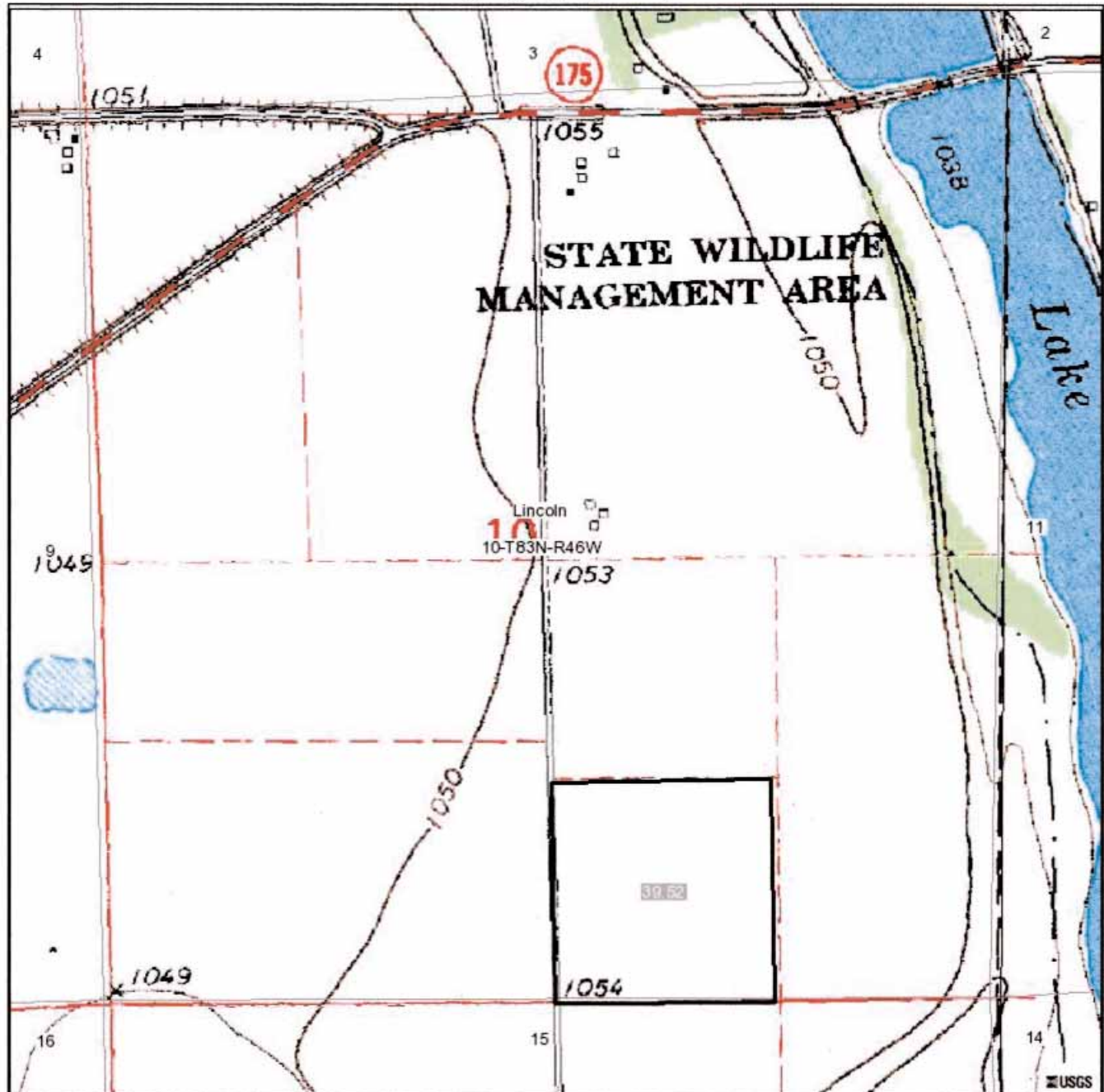
State: **IA**  
 County: **Monona**  
 Location: **10-83N-46W**  
 Township: **Lincoln**  
 Acres: **39.5**



© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome	Soybeans
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	20.3	51.4%	IIw	IIw	65	6.0	3.6	147	3.0	66	4.9	40
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	10.1	25.6%	I	I	65	5.9	3.8	155	4.0	69	5.5	41
137	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	9.1	23.0%	I	I	70	8.8	5.3	151	3.1	69	5.2	42
Weighted Average						66.2	6.6	4.0	150	3.3	67	5.1	41

# Topography Map



map center: 42° 1' 8.91, 96° 11' 3.77  
scale: 1:10542

Map provided by:



© AgriData, Inc. 2006

**10-83N-46W**  
**Monona County**  
**Iowa**



4/18/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

## **Tract #5**

**Farm Location** – From Onawa 4.5 miles west from Main St. on Iowa Avenue/Highway 175, turn left on Cherry Avenue and travel 1.2 miles. From this location you are looking south over the land.

**Legal Description** – approx 48 acres - PT of Lot 5 (SE NW) and PT of Lot 5 (SW NE) of Section 15 – T83N – R46W, Monona Co., IA. Abstract legal to govern.

<b><u>Crop Acres</u></b>	- approx 47.2 acres
<b><u>CRP</u></b>	- approx 2 acres accepted till 2016 at \$127.51 per acre.
<b><u>Corn Base</u></b>	- estimated at 31.2 acres
<b><u>DP &amp; CC Yield</u></b>	- approx. 92/111 bushels/acre
<b><u>Soybean Base</u></b>	- estimated at 18.1 acres
<b><u>DP &amp; CC Yield</u></b>	- approx. 29/35 bushels/acre

<b><u>Real Estate Taxes</u></b>	- \$1018.00
<b><u>Taxable Acres</u></b>	- 48.46

<b><u>Lease</u></b>	- Leased for 2008
---------------------	-------------------

<b><u>Cropland CSR</u></b>	- 63.5
----------------------------	--------

\* Digitally mapped with AgriData software

**Here is an opportunity to own a prime 50 acre parcel of farmland located just east of Decatur Bend Park. There are 2 acres along the west side signed into the CRP program. The property on the west joins a large water area known as Decatur Bend.**





## Aerial Map



map center: 42° 0' 16.8, 96° 11' 4.68  
scale: 1:10332

Map provided by:  
  
© AgriData, Inc. 2006

**15-83N-46W**  
**Monona County**  
**Iowa**

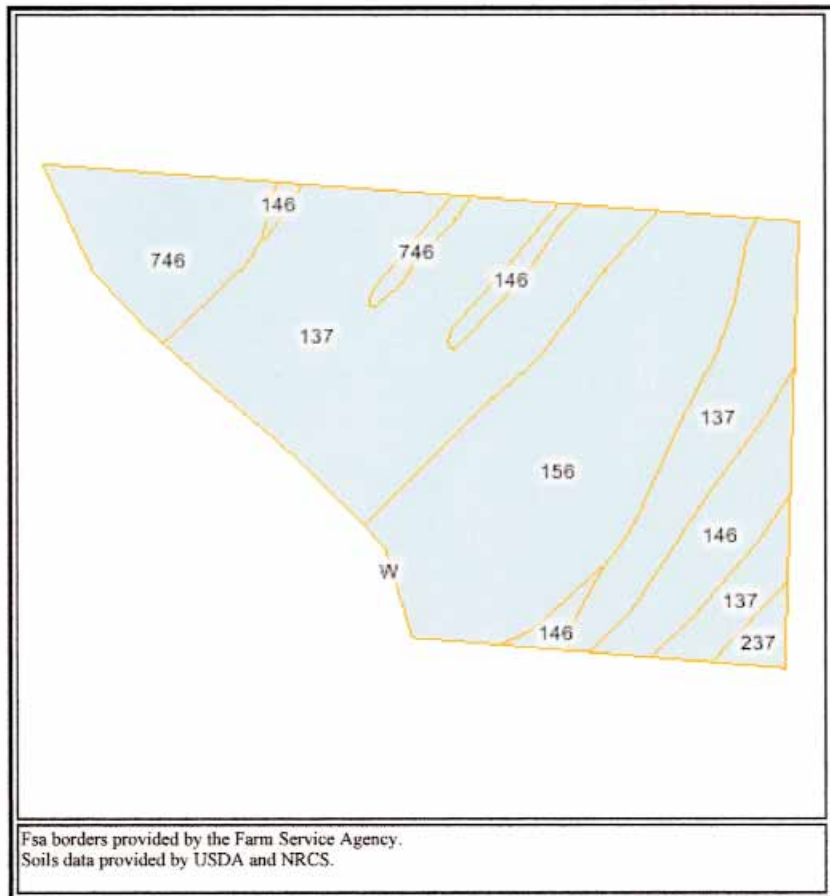


5/7/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.



## Soils Map



State: **IA**  
 County: **Monona**  
 Location: **15-83N-46W**  
 Township: **Lincoln**  
 Acres: **47.9**



© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome	Soybeans
137	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	22.5	47.0%	I	I	70	8.8	5.3	151	3.1	69	5.2	42
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	15.2	31.7%	IIIw	IIIw	55	5.0	3.0	124	2.5	55	4.1	34
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	5.1	10.6%	I	I	65	5.9	3.8	155	4.0	69	5.5	41
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	4.5	9.4%	IIw	IIw	65	6.0	3.6	147	3.0	66	4.9	40
237	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	0.6	1.3%	IVs	IIIIs	10	1.5	1.5	62	1.1	25	3.0	0
<b>Weighted Average</b>						<b>63.5</b>	<b>6.9</b>	<b>4.2</b>	<b>141</b>	<b>3.0</b>	<b>64</b>	<b>4.8</b>	<b>39</b>



## **Tract #6**

**Farm Location** – From Onawa 4.5 miles west from Main St. on Iowa Avenue/Highway 175, turn left on Cherry Avenue and travel 1.2 miles, then turn left onto 243<sup>rd</sup> and go 0.3 miles, turn right on Cherry Avenue and go 0.4 miles. From this location the property lies west of the road.

**Legal Description** – approx 32 acres - PT of Lot 3 (SW SE) and Lot 3 (NW SE) Section 15 – T83N – R46W, Monona Co., IA. Abstract legal to govern.

<b><u>Crop Acres</u></b>	- 5-6 acres
<b><u>Timber Land</u></b>	The balance of the property is heavy native timber land.
<b><u>Corn Base</u></b>	unknown at this time
<b><u>DP &amp; CC Yield</u></b>	unknown at this time
<b><u>Soybean Base</u></b>	unknown at this time
<b><u>DP &amp; CC Yield</u></b>	unknown at this time
<b><u>Real Estate Taxes</u></b>	- \$126.00
<b><u>Taxable Acres</u></b>	- 31.54
<b><u>Lease</u></b>	- Leased for 2008
<b><u>Cropland CSR</u></b>	- 28.4

\* Digitally mapped with AgriData software

**Here is an opportunity to own an ideal get away property you can call your own. Great hunting land with an abundance of turkey and deer. The land lies adjacent to the Decatur Bend Lake Area. You will feel like your in the middle of the woods but yet you are only minutes to a main highway. Don't miss this opportunity!**





## Aerial Map



map center: 42° 0' 16.8, 96° 11' 4.68  
scale: 1:10332

Map provided by:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2006

**15-83N-46W**  
**Monona County**  
**Iowa**

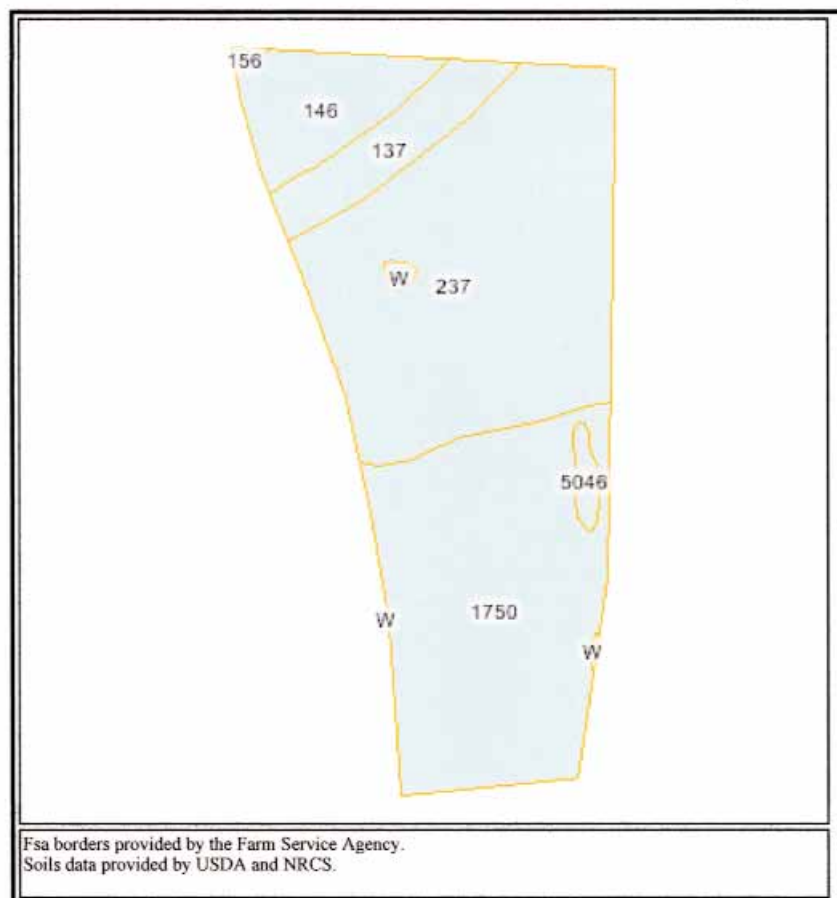


5/7/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.



## Soils Map



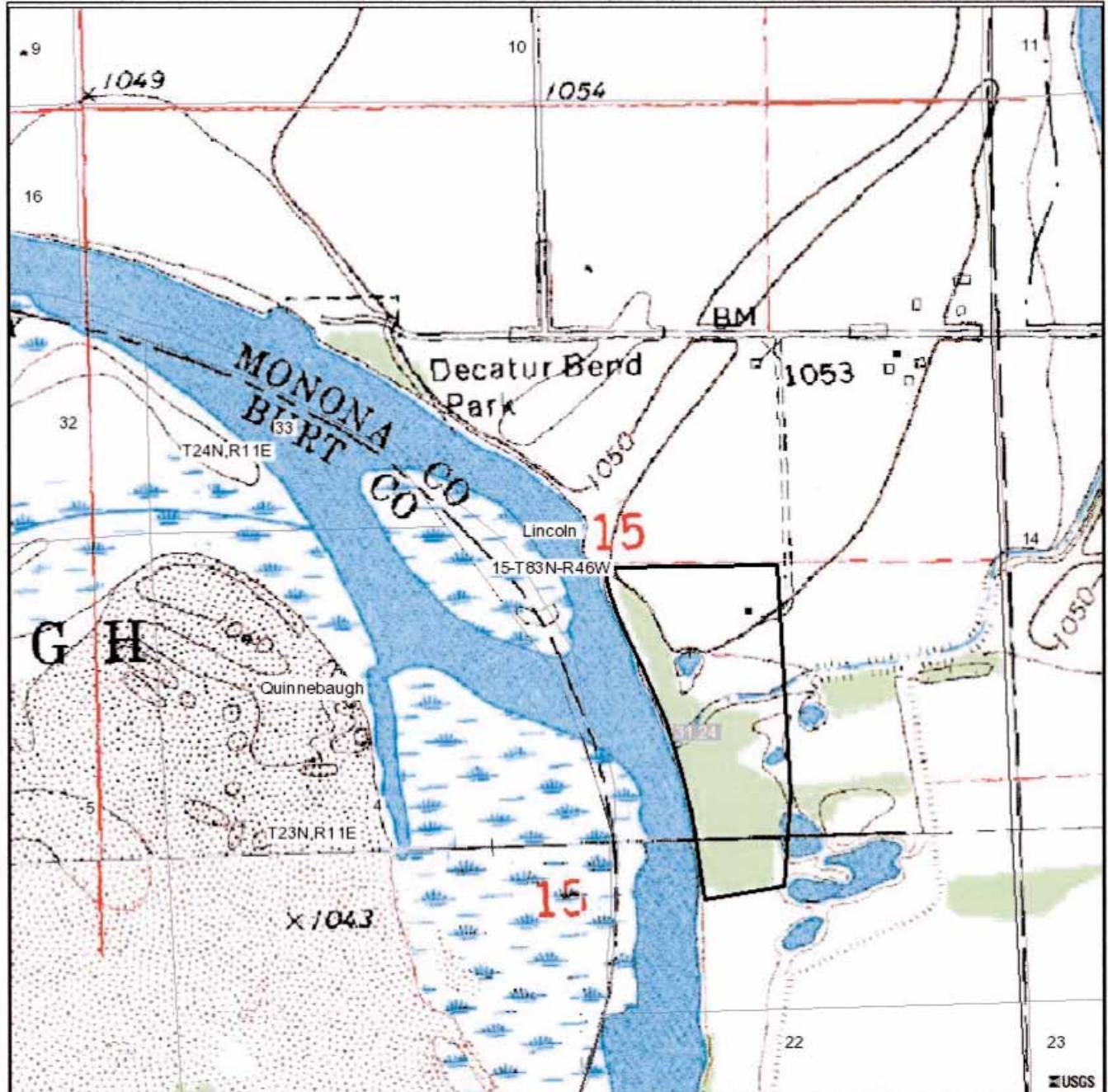
State: **IA**  
 County: **Monona**  
 Location: **15-83N-46W**  
 Township: **Lincoln**  
 Acres: **31.2**



© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Brome-grass-alfalfa	Brome-grass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome-grass	Soybeans
237	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	14.1	45.2%	IVs	IIIIs	10	1.5	1.5	62	1.1	25	3.0	0
1750	Ticonic fine sand, 0 to 2 percent slopes, occasionally flooded	11.7	37.5%	IIIIs		35	3.9	2.6	74	1.2	33	3.2	20
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	2.7	8.7%	IIw	IIw	65	6.0	3.6	147	3.0	66	4.9	40
137	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	2.2	7.1%	I	I	70	8.8	5.3	151	3.1	69	5.2	42
5046	Aquents, ponded, rarely flooded	0.3	1.0%	VIIw		0	0	0	0	0	0	0	0
W	Water	0.1	0.3%			0	0	0	0	0	0	0	0
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	0.1	0.3%	IIIw	IIIw	55	5.0	3.0	124	2.5	55	4.1	34
<b>Weighted Average</b>						<b>28.4</b>	<b>3.3</b>	<b>2.4</b>	<b>80</b>	<b>1.4</b>	<b>34</b>	<b>3.4</b>	<b>14</b>

## Topography Map



map center: 42° 0' 16.8, 96° 11' 4.68  
scale: 1:10332

Map provided by:



© AgriData, Inc. 2006

**15-83N-46W**  
**Monona County**  
**Iowa**



5/7/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

## **Tract #7**

**Farm Location** – From Onawa 4.5 miles west from Main St. on Iowa Avenue/Highway 175, turn left on Cherry Avenue and travel 1.2 miles, then turn left onto 243<sup>rd</sup> and go 0.3 miles, turn right on Cherry Avenue and go 0.4 miles. From this location the property lies east of the road.

**Legal Description** – approx 30 acres - PT of Lot 4 (NW SE) Section 15 – T83N – R46W, Monona Co., IA; except the 7.47 acres running across the property which is owned by the State of Iowa Conservation. Abstract legal to govern.

**Crop Acres** - approx 24.20 acres  
**CRP** - approx 19.82 acres accepted;  
contracts: 5.40 acres till 2016 at \$127.51 per acre, 4.0 acres till 2015 at \$63.38 per acre, 1.3 acres till 2018 at \$87.06 per acre, and 9.4 acres till 2014 at \$94.00 per acre.

**Real Estate Taxes** - \$364.00  
**Taxable Acres** - 29.83

**Lease** - Leased for 2008

**Cropland CSR** - 38.9

Here is an opportunity to own 30 acres of CRP ground which would also be considered today as recreational or hunting land. The property generated income on a yearly basis that helps to supplement the land. This area has an abundance of turkey and deer.









## Aerial Map



map center: 42° 0' 16.8, 96° 11' 4.68  
scale: 1:10332

Map provided by:  
  
© AgriData, Inc. 2006

**15-83N-46W**  
**Monona County**  
**Iowa**

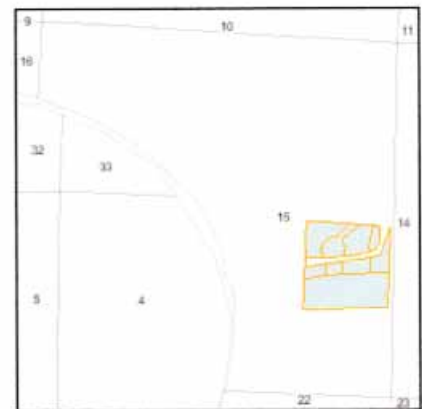
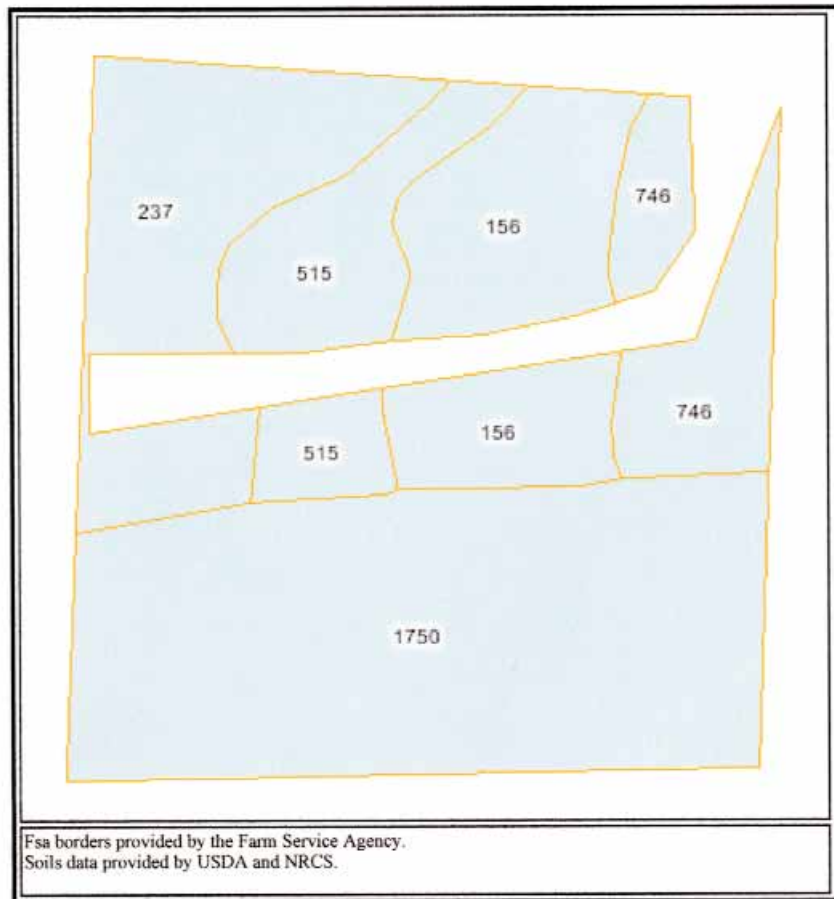


5/7/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.



## Soils Map



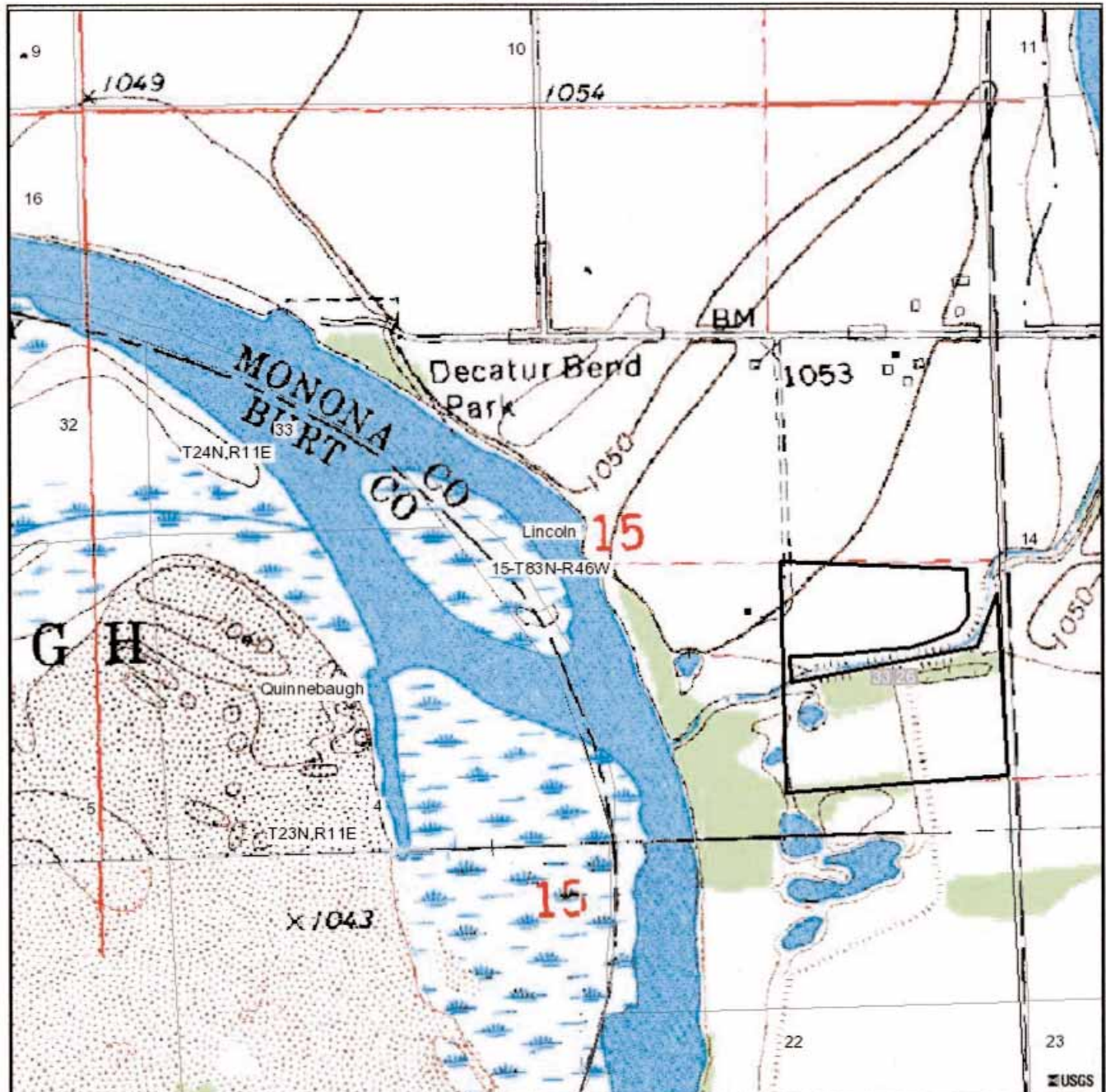
State: **IA**  
 County: **Monona**  
 Location: **15-83N-46W**  
 Township: **Lincoln**  
 Acres: **32.8**



© 2006 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Brome-grass-alfalfa	Brome-grass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome-grass	Soybeans
1750	Ticonic fine sand, 0 to 2 percent slopes, occasionally flooded	14.6	44.5%	IIIs		35	3.9	2.6	74	1.2	33	3.2	20
237	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	6.0	18.3%	IVs	IIIs	10	1.5	1.5	62	1.1	25	3.0	0
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	5.4	16.5%	IIIw	IIIw	55	5.0	3.0	124	2.5	55	4.1	34
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	3.6	11.0%	IIw	IIw	55	6.7	4.0	124	2.5	55	4.1	34
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	3.2	9.8%	I	I	65	5.9	3.8	155	4.0	69	5.5	41
Weighted Average						38.9	4.2	2.7	94	1.8	41	3.6	22

## Topography Map



map center: 42° 0' 16.8, 96° 11' 4.68  
scale: 1:10332

Map provided by:



© AgriData, Inc. 2006

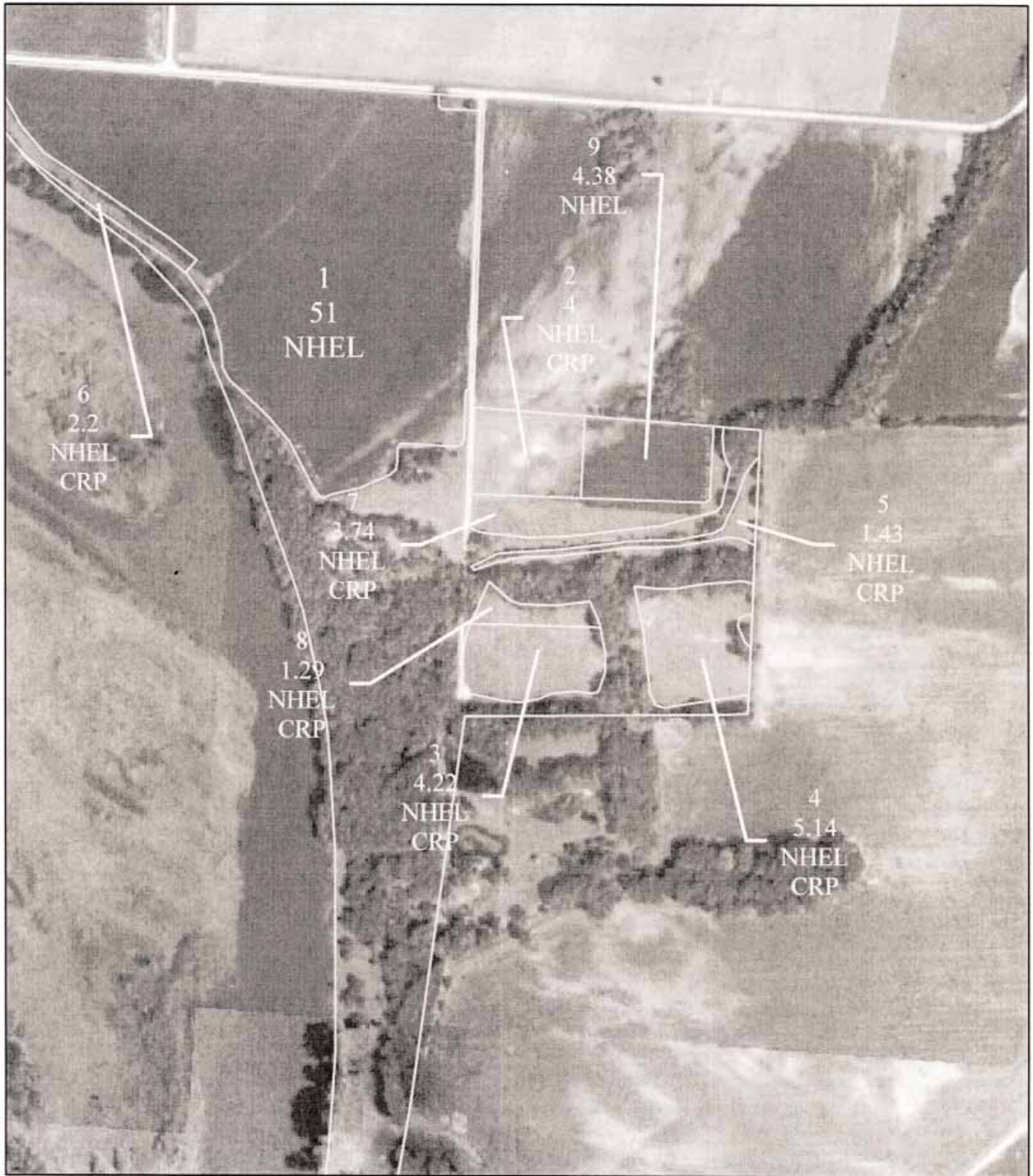
**15-83N-46W**  
**Monona County**  
**Iowa**



5/5/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.





Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.