

AUCTION

40 Acres

1 Tract

August 23, 2008

Jordan Township

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
Website: www.McCallAuctions.com



Hunting & Cropland Sale Information

Public Auction - Saturday, August 23, 2008 - 10:30 A.M.

Auction Site: From Turin, Iowa, go east 4 miles until you come to Peach Avenue, turn south and go to 250th and then take a left and go 0.3 miles to the parcel of 40 acres on the north side of the road.

AUCTION SALE

Sellers: Iva Moore

**40 ACRES MORE OR LESS
OFFERED IN 1 INDIVIDUAL TRACT**

**Section 17, Jordan Township,
Monona County, Iowa**

Prepared by:

McCall Auctions & Real Estate

706 Iowa Avenue, Onawa, IA 51040

(712) 423-1901 • www.McCallAuctions.com

Russ McCall, Auctioneer and Real Estate Broker

Brent McCall, Auctioneer and Salesperson

Loretta McCall, Clerk

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in one individual tract. The sale price will be determined by taking 40 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: The successful bidder 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 Attorney Michael Paul Jensen, 710 Iowa Avenue, Onawa, Iowa 51040, and Ph: 712-423-1652.

TITLE: Seller shall provide Warranty Deed.

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.

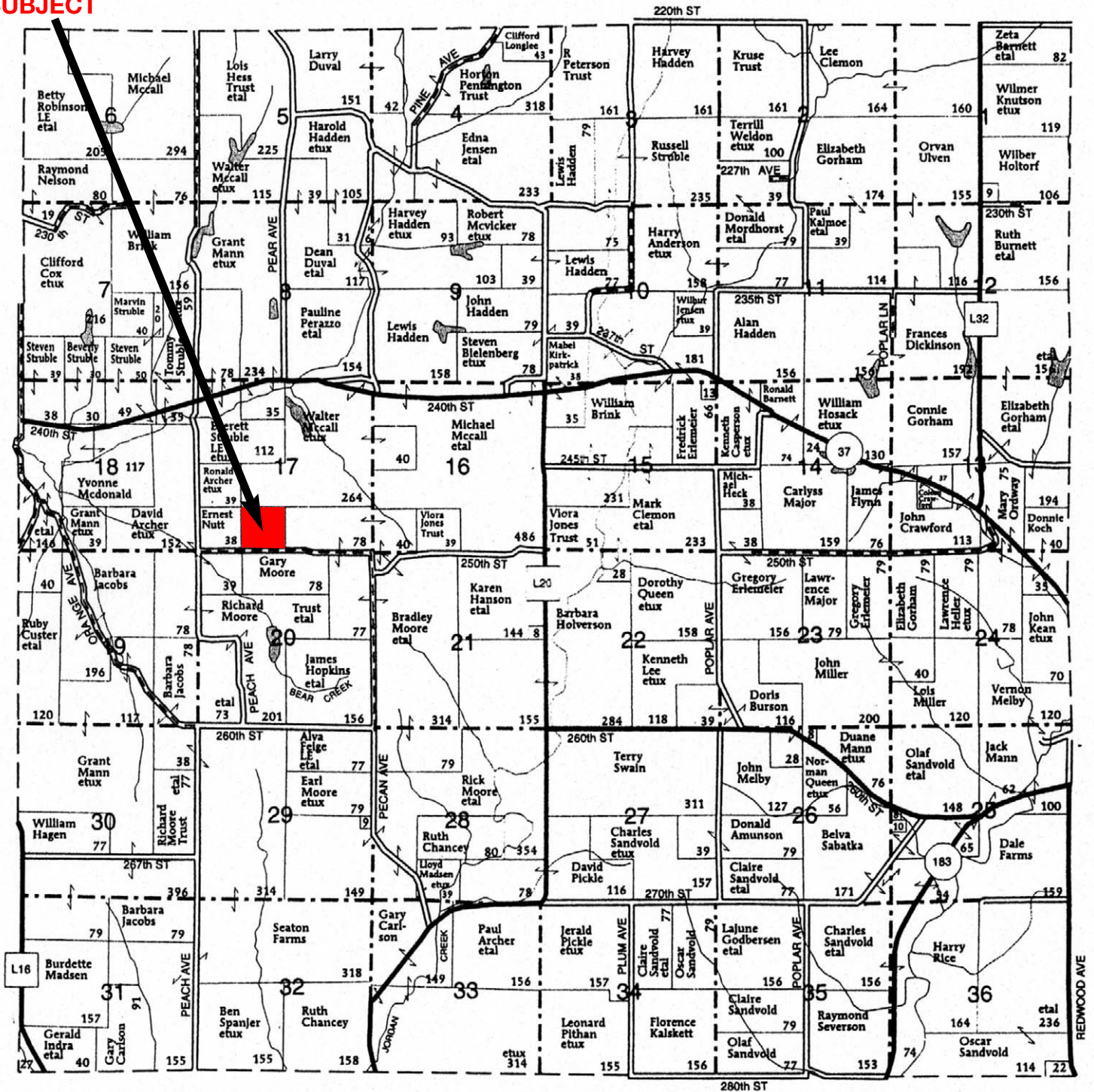
NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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

SELLER: Iva Moore

JORDAN TOWNSHIP

SUBJECT



Information

Farm Location: From Turin, Iowa go east 4 miles until you come to Peach Avenue, turn south and go to 250th and then take a left and go 0.3 miles to the parcel of 40 acres on the north side the road.

Legal Description – The SE1/4 of SW1/4 of Section 17 – Township 83, Range 43, Monona County, Iowa.

Crop Acres - 31.4

Corn Base - 15.3 acres

DP & CC Yield - 88/117 bushels/acre

Soybean Base - 16.5 acres

DP & CC Yield - 37/45 bushels/acre

Real Estate Taxes - \$286.00

Taxable Acres - 39.0

Lease - Cropland is leased for 2008, possession and hunting rights at closing.

Cropland CSR - 36.6

* Digitally mapped with AgriData software

Here is an opportunity to own 40 acres of prime hunting land located in an area known for an abundance of Turkey and Deer. There is also cropland that will bring in income from the property. Smaller recreational tracts like this are getting harder to find; take this opportunity.





Aerial Map



map center: 41° 59' 31.07, 95° 52' 42.2
scale: 1:10217

Map provided by:



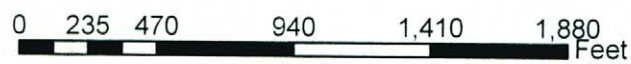
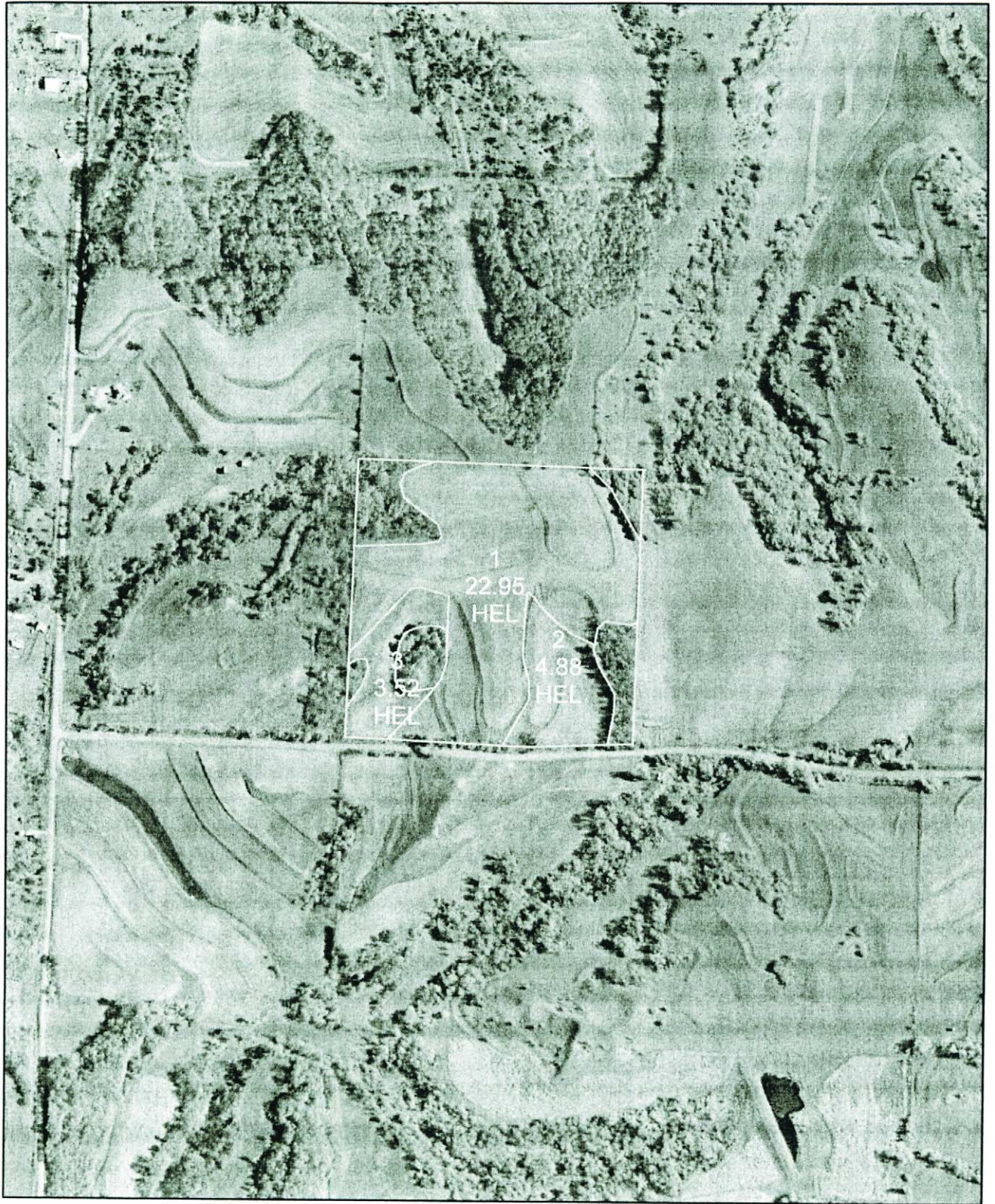
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17-83N-43W
Monona County
Iowa



5/18/2008

FARM 697 T-1519 SEC 17 JORDAN T83 R43



MONONA FSA

Date: March 02, 2006

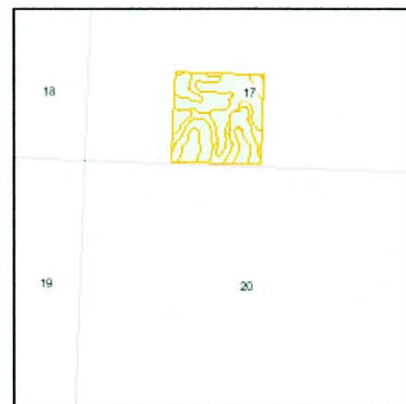
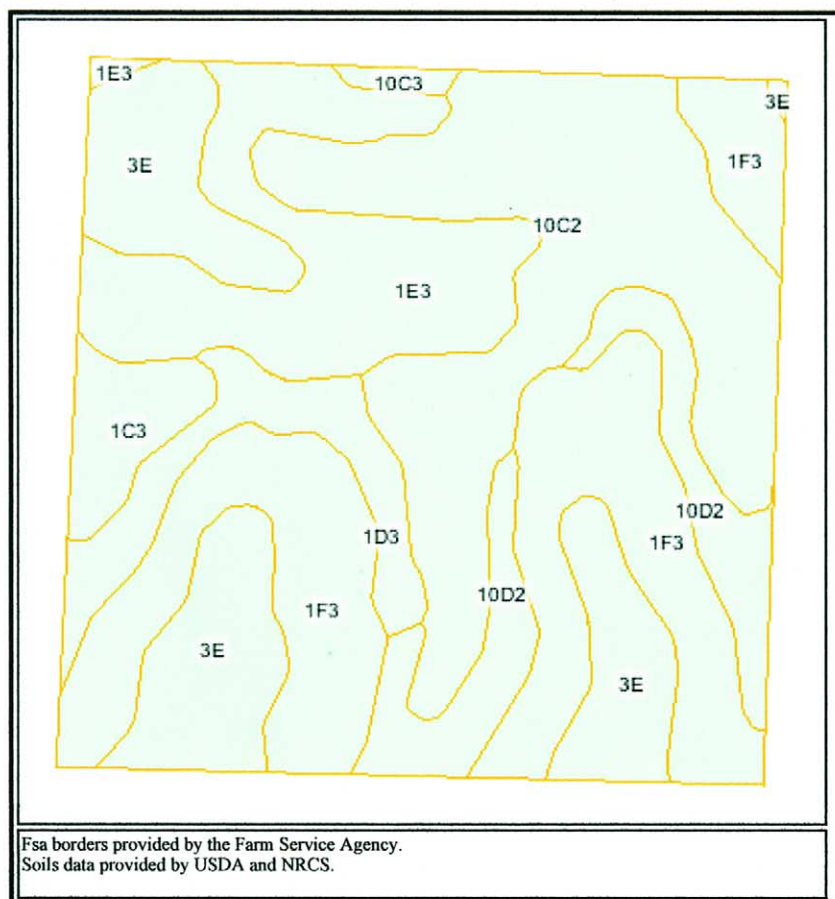
Legend

- WETLAND
- TRACT BOUNDARY

1 inch equals 660 feet



Soils Map



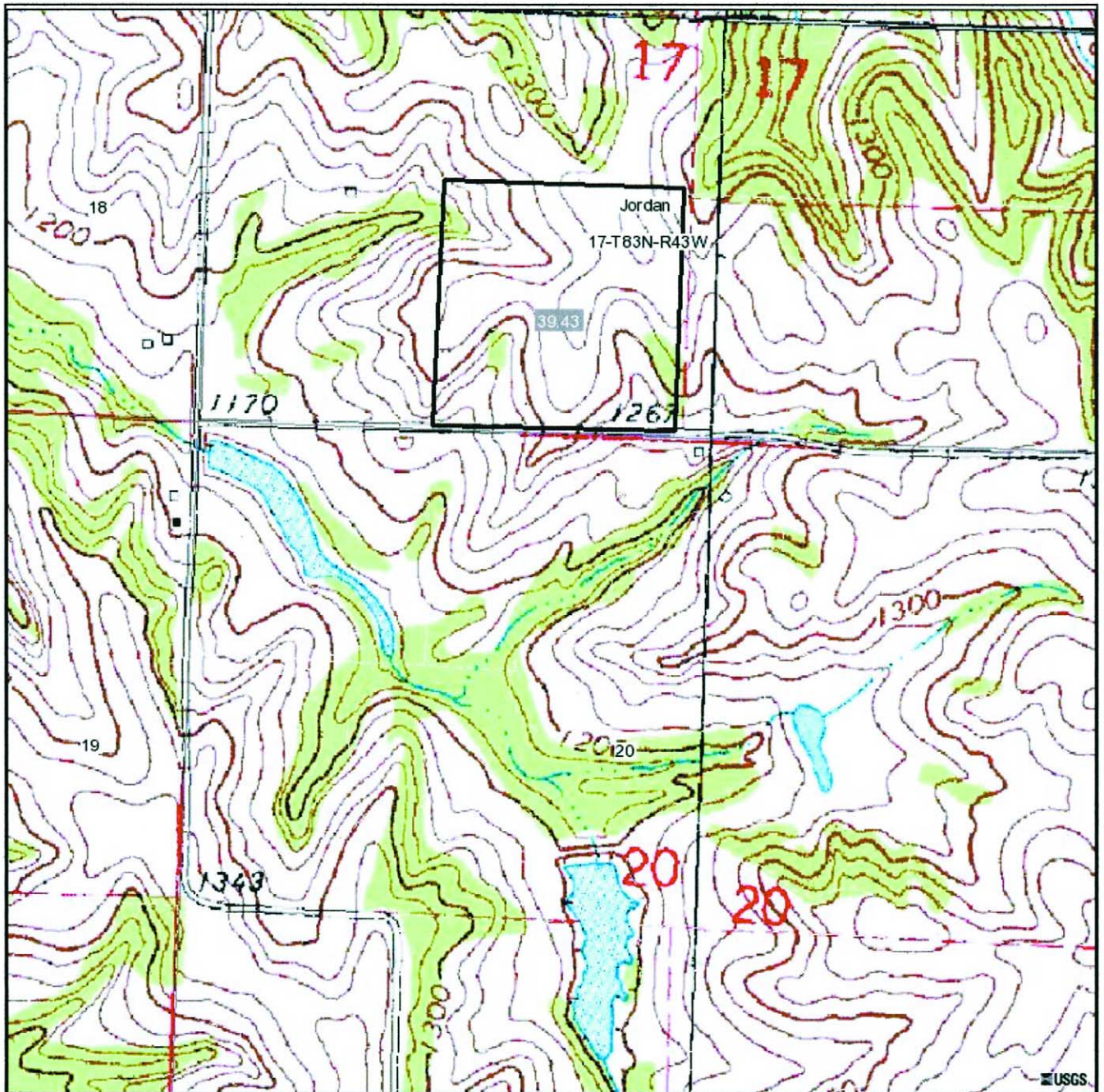
State: **IA**
 County: **Monona**
 Location: **17-83N-43W**
 Township: **Jordan**
 Acres: **39.4**



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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
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	10.3	26.1%	VIe		10	5.4	3.2	0	1.9	0	3.2	0
10C2	Monona silt loam, 5 to 9 percent slopes, moderately eroded	9.8	24.9%	IIIe		63	9.3	5.6	163	3.3	73	5.5	45
3E	Castana silt loam, 14 to 20 percent slopes	6.4	16.2%	IVe		32	6.5	3.9	0	2.3	51	3.8	0
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	5.8	14.7%	IVe		30	6.0	3.6	107	2.1	47	3.5	28
10D2	Monona silt loam, 9 to 14 percent slopes, moderately eroded	3.2	8.1%	IIIe		53	8.7	5.2	152	3.1	68	5.1	42
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.4	6.1%	IIIe		40	7.2	4.3	127	2.5	56	4.2	34
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	1.3	3.3%	IIIe	IVe	50	7.8	4.7	138	2.7	61	4.6	37
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	0.2	0.5%	IIIe		60	8.7	5.2	152	3.1	68	5.1	42
Weighted Average						36.6	7.1	4.3	82	2.5	45	4.2	22

Topography Map



map center: 41° 59' 31.07, 95° 52' 42.2
scale: 1:10217

Map provided by:



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17-83N-43W
Monona County
Iowa



5/18/2008

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