

AUCTION

*Nearly 80 Acres
1 Tract*

**August 30, 2008
Lincoln 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



Farmland Land Sale Information

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

Auction Site: At the Farm - From Whiting, Iowa go west on 160th St/CR-E24 2.5 miles, turn left CR-K42 and go south 3.5 miles, turn right on 190th St. and go west 1.7 miles to the farm which lies on the south side of the road. From Onawa: Head north from stop lights approximately 1 mile, turn left on Co Hwy K42 and drive 7.5 miles, then turn left on 190th St. and go west 1.7 miles. Watch for signs and look for the spot on the west side the farm on Birch Ave. where the auction will take place.

AUCTION SALE

Sellers: Clowser Heirs

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

Section 20 Lincoln 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 cropland 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 Court Officer 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.

SELLERS: Clowser Heirs

The map is a detailed plat map of a section of land in Iowa, showing various land parcels, owners, and roads. The map is divided into sections 2, 6, 8, 14, 16, 18, 19, 20, 23, 24, 25, 26, 29, 30, 31, 32, 33, 35, and 36. A large area in the center is shaded red and labeled 'SUBJECT' with a black arrow pointing to it. The map includes numerous names of landowners, such as Marvin Hausman, Richard Anderson, and John Root. It also shows roads like Cedar Ave, Cashew Ave, and 240th St. The map is oriented with North at the top, indicated by a 'T 84 N' marker on the right side.

Information

Farm Location: From Whiting, Iowa go west on 160th St/CR-E24 2.5 miles, turn left CR-K42 and go south 3.5 miles, turn right on 190th St. and go west 1.7 miles to the farm which lies on the south side of the road. From Onawa: Head north from stop lights approximately 1 mile, turn left on Co Hwy K42 and drive 7.5 miles, then turn left on 190th St. and go west 1.7 miles.

Legal Description – The N1/2 of NW1/4 of Section 20 – Township 84, Range 46, Monona County, Iowa.

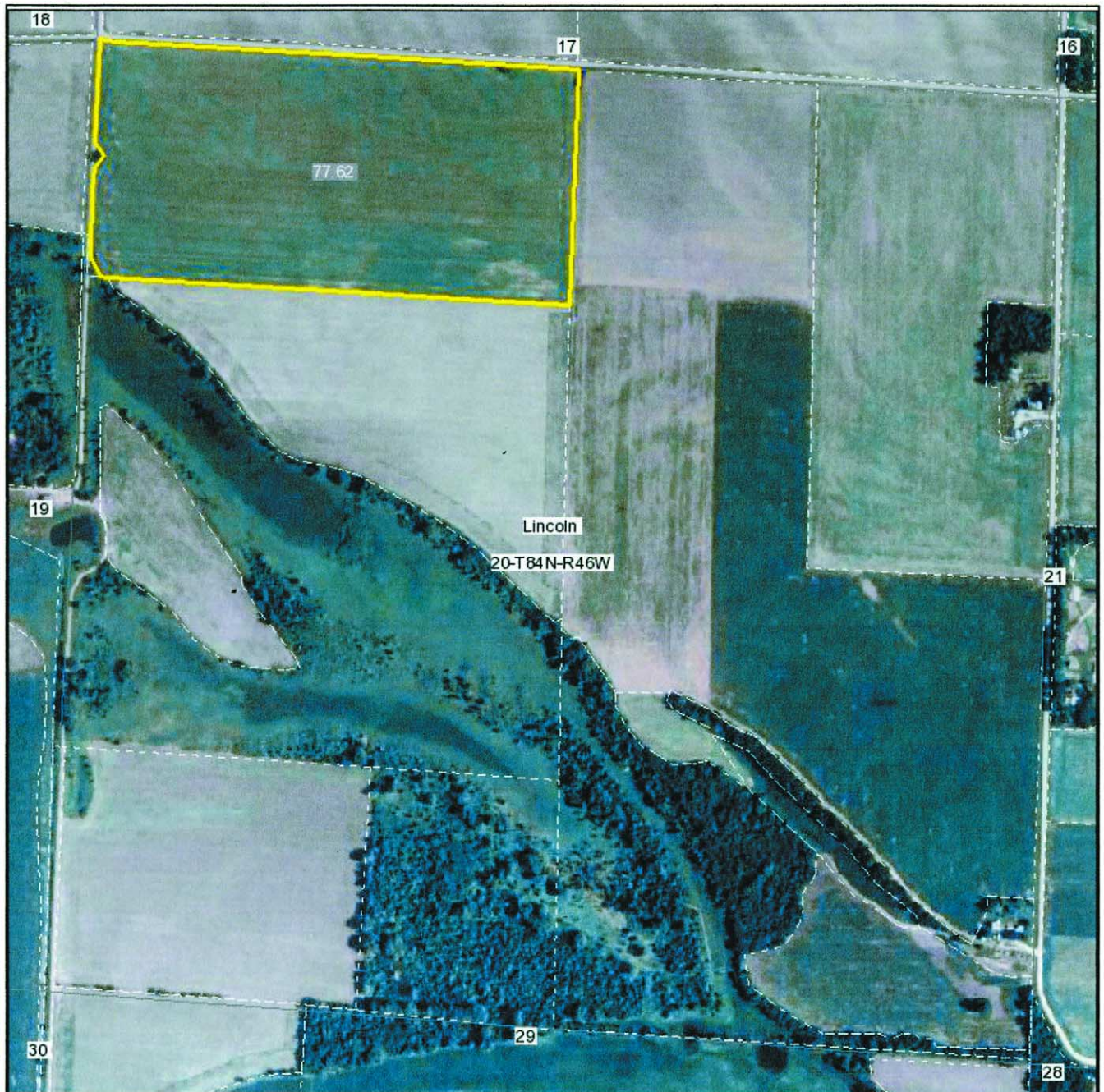
<u>Crop Acres</u>	- 77.62
<u>Corn Base</u>	- 38.3 acres
<u>DP & CC Yield</u>	- 95/150 bushels/acre
<u>Soybean Base</u>	- 38.3 acres
<u>DP & CC Yield</u>	- 37/45 bushels/acre
<u>Real Estate Taxes</u>	- \$1,454.00
<u>Taxable Acres</u>	- 77
<u>Lease</u>	- Leased for 2008
<u>Cropland CSR</u>	- 66.0

* Digitally mapped with AgriData software

Here is an opportunity to own nearly 80 acres of prime farmland. The land is a top producer and would make an outstanding addition to your inventory of land.



Aerial Map



map center: 42° 4' 39.53, 96° 13' 25.22
scale: 1:10329

Map provided by:

© AgriData, Inc. 2006

20-84N-46W
Monona County
Iowa



4/27/2008

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

FARM 1071 T-1680 SECTION 20 LINCOLN



0 300 600 1,200 1,800 2,400 Feet

Legend

- WETLAND
- TRACT BOUNDARY

1 inch equals 660 feet

N

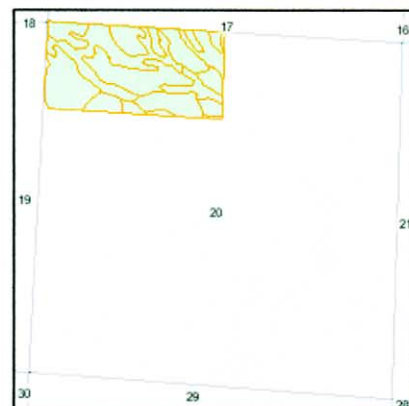
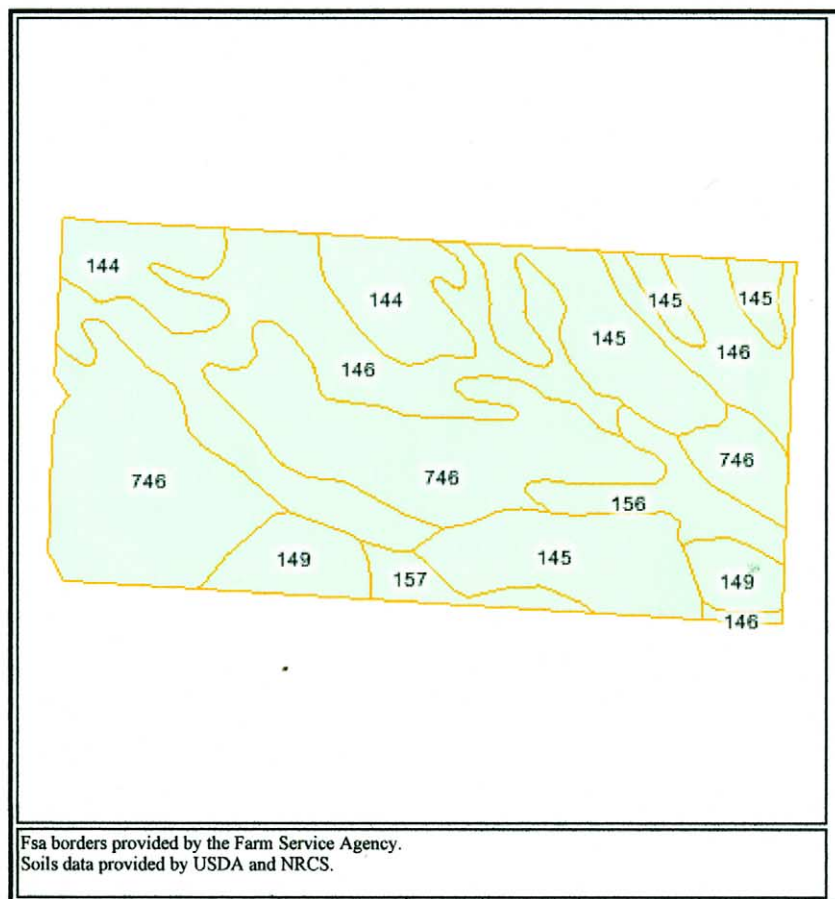


MONONA FSA

May 23, 2006

THESE ACRES WILL NOT BE USED FOR 2006 CROP REPORTING.

Soils Map



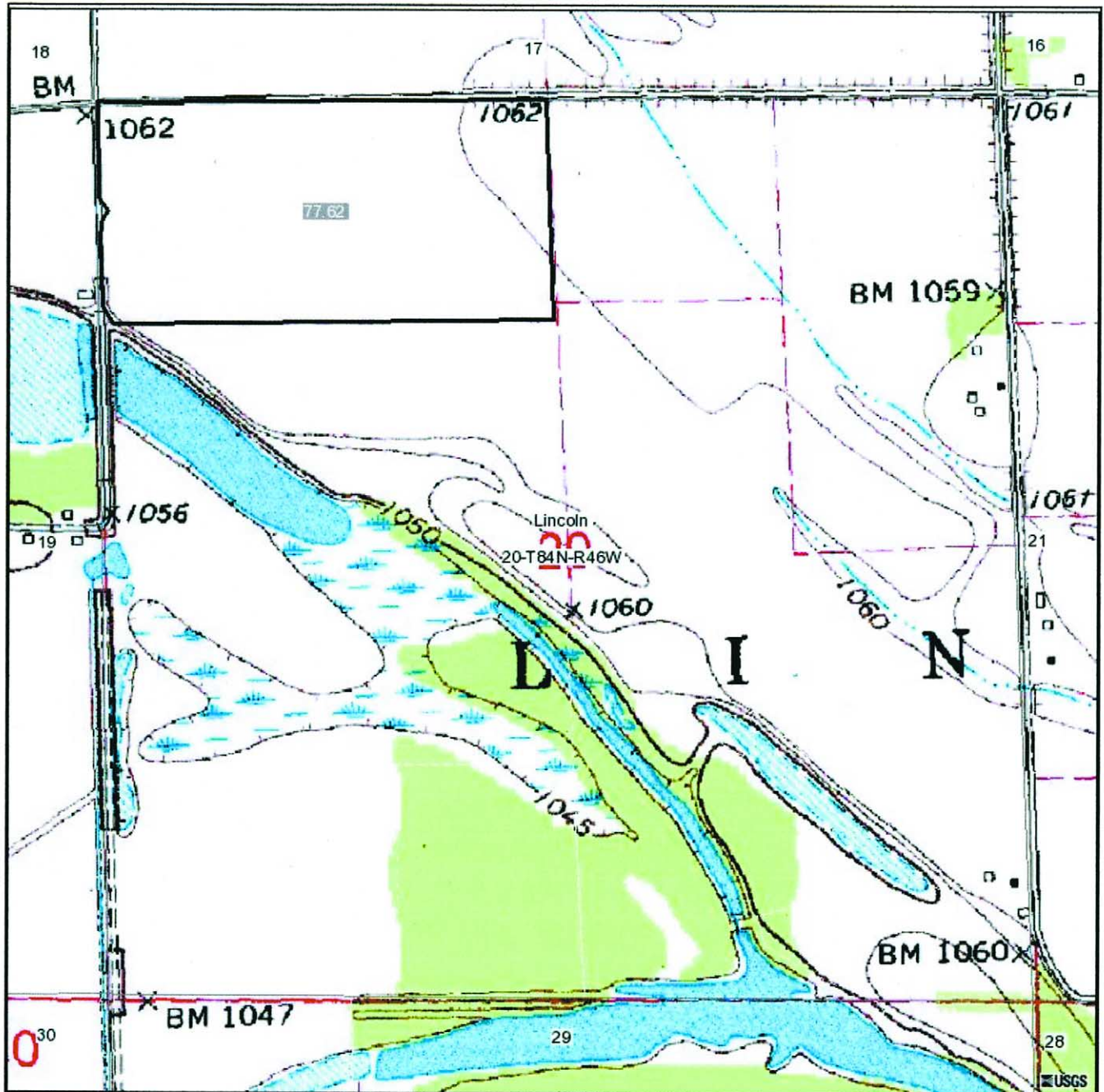
State: **IA**
 County: **Monona**
 Location: **20-84N-46W**
 Township: **Lincoln**
 Acres: **77.6**



© 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
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	25.1	32.3%	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	20.4	26.3%	IIw	IIw	65	6.0	3.6	147	3.0	66	4.9	40
145	Onawa silt loam, 0 to 2 percent slopes, rarely flooded	14.4	18.6%	IIw		67	6.2	3.7	152	3.1	68	5.1	42
144	Blake silty clay loam, 0 to 2 percent slopes, rarely flooded	7.9	10.2%	I	I	75	8.7	5.2	161	3.2	72	5.3	44
149	Modale silt loam, 0 to 2 percent slopes, rarely flooded	4.6	5.9%	I	I	68	8.4	5.0	154	3.1	69	5.2	42
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	3.5	4.5%	IIIw	IIIw	55	5.0	3.0	124	2.5	55	4.1	34
157	Albaton silt loam, 0 to 2 percent slopes, rarely flooded	1.7	2.2%	IIIw		58	5.3	3.2	130	2.6	58	4.3	35
Weighted Average						66.0	6.4	3.9	151	3.3	67	5.1	41

Topography Map



map center: 42° 4' 39.53, 96° 13' 25.22
scale: 1:10329

Map provided by:



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20-84N-46W
Monona County
Iowa



4/27/2008

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