

AUCTION

98.25 Acres

1 Tract

April 4, 2009

Fairview 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, April 4, 2009—10:30 A.M.

At the Sloan Community Center, location 423—Evans St., Sloan Iowa

AUCTION SALE

Sellers: Gerald and Norma Jean Bromander

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

Section 23 Fairview 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 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: 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 2009. Full farming rights will be given March 1, 2010. Real Estate Taxes will be prorated to date of closing. The closing will be handled by Attorney Dale Smith, 302 – 4th Street, Sloan, Iowa 51055 Ph: 712-428-3822.

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 Sellers at the auction are final.

AUCTION COMPANY OR OWNERS NOT RESPONSIBLE FOR ACCIDENTS.

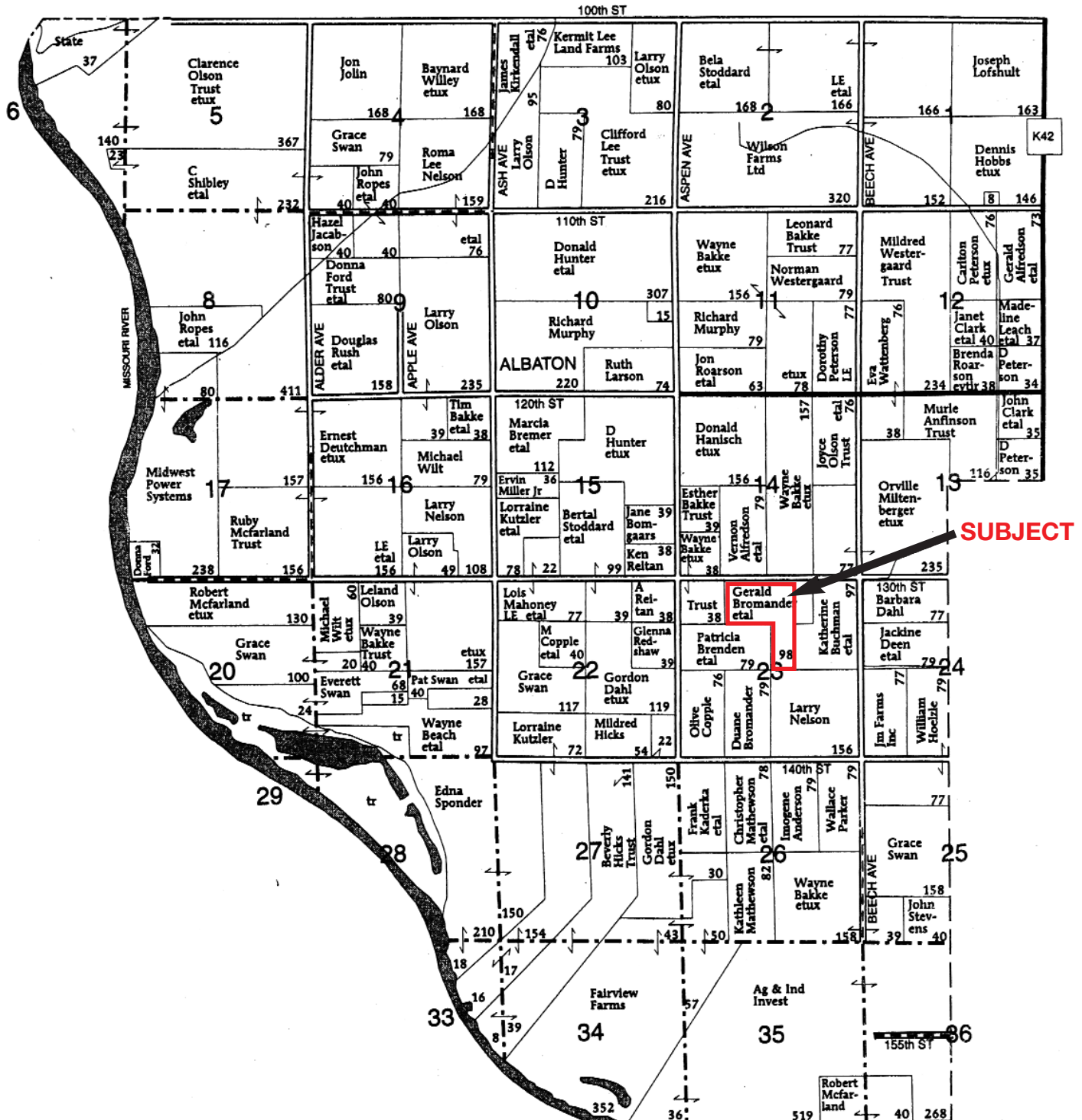
NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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

SELLERS: Gerald and Norma Jean Bromander

FAIRVIEW TOWNSHIP

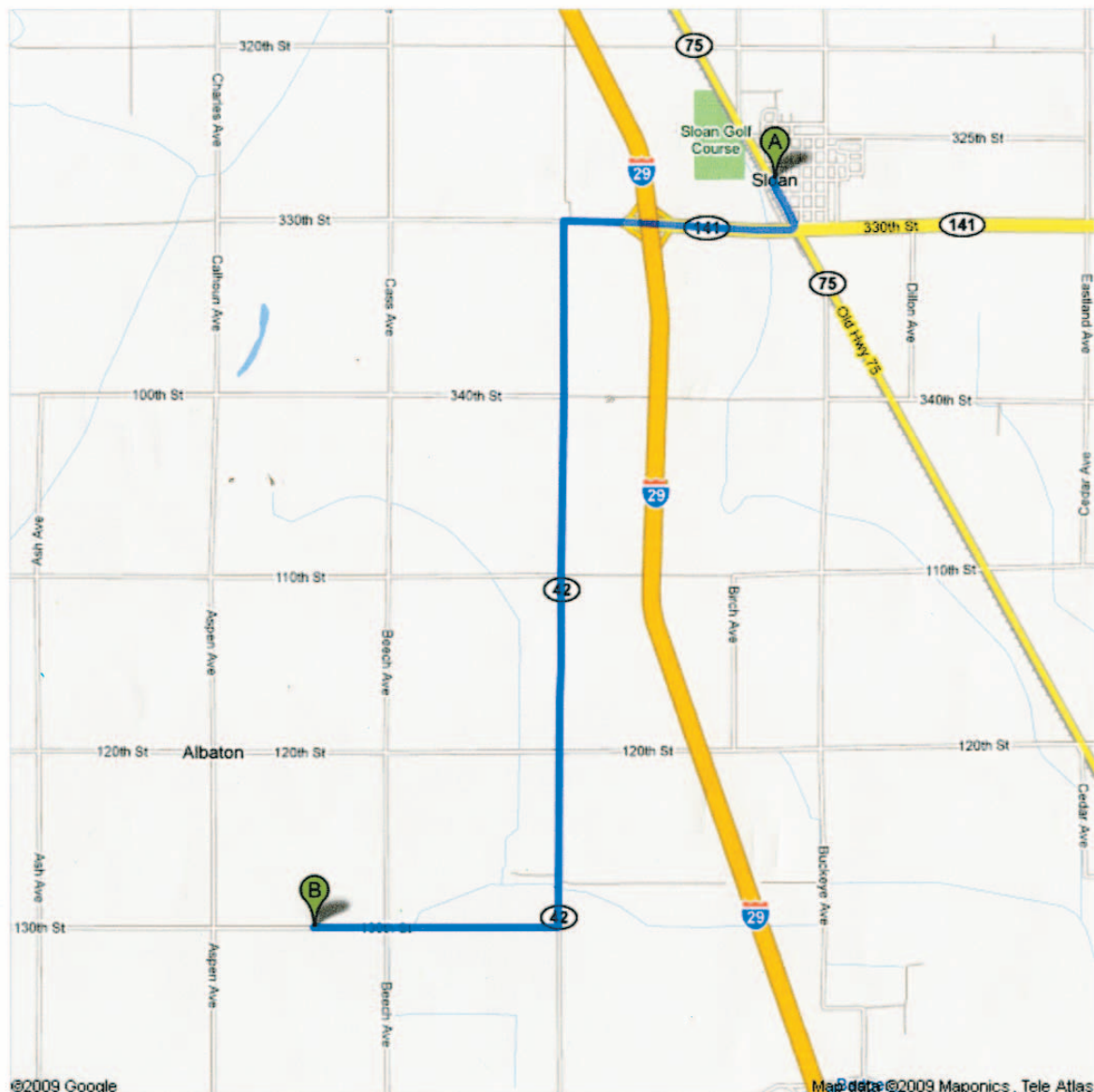
(Landowners)





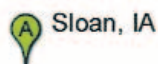
Directions to 130th St

7.0 mi – about 19 mins



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Map data ©2009 Maponics, Tele Atlas



1. Head **south** on **Evans St** toward **IA-75/Johnson St/K42/K45**

go 194 ft
total 194 ft

2. Slight **left** at **IA-75/Johnson St/K42/K45**
About 1 min

go 0.3 mi
total 0.3 mi

3. Turn **right** at **330th St/IA-141/K42**
Continue to follow 330th St/K42
About 4 mins

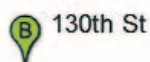
go 1.3 mi
total 1.6 mi

4. Turn **left** at **Charles Ave/K42**
Continue to follow K42
About 10 mins

go 4.0 mi
total 5.6 mi

5. Turn **right** at **130th St**
About 4 mins

go 1.4 mi
total 7.0 mi



Information

Farm Location: From Sloan, Iowa go west on 330th St/IA-141/K42 1.3 miles, turn left at Charles Ave/K42 and go south 4 miles, turn right at 130th St and go west 1.4 miles to the farm which lies on the south side of the road. Address: 13593 – 130th Street.

Legal Description – The Abstract legal will govern. All land lies in Section 23 – Township 85, Range 47, Monona County, Iowa.

Survey - The cost of surveying the east property line of our subject property will be split 50/50 equally between buyers and sellers.

Crop Acres - 84.58

Corn Base - 43.1 acres

Yield - 97 bushels/acre

Soybean Base - 43.2 acres

Yield - 31 bushels/acre

Real Estate Taxes - \$2,046.00

Taxable Acres - 98.25

Lease - Leased for 2009 – Agreement is understood that cash rent of \$13,680 is split half the end of June and other half the end of December.

Cropland CSR - 55.4

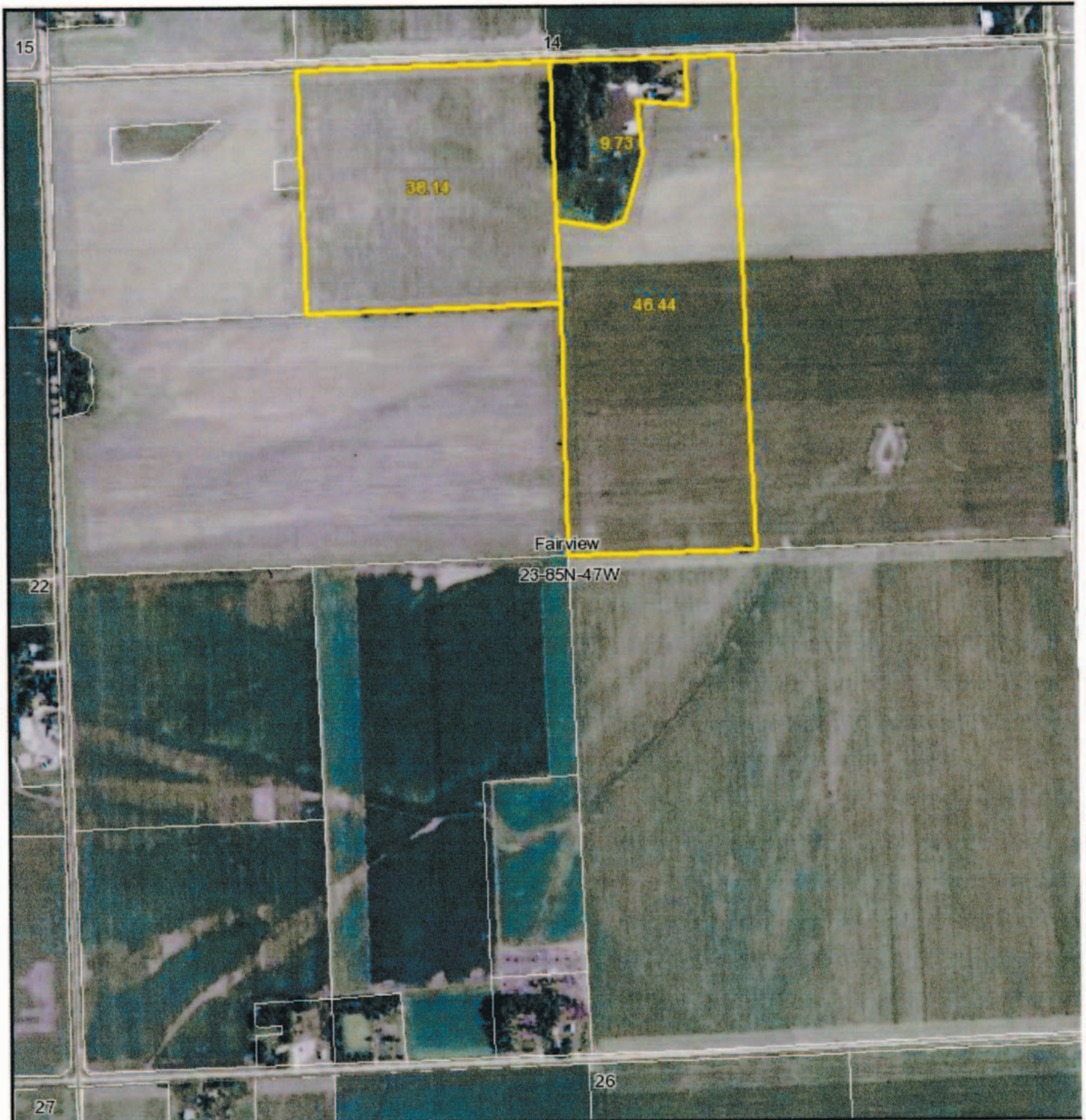
Home and Buildings - 6.87 acres with Assessed Value of \$23,609.00

* Digitally mapped with AgriData software

Here is an opportunity to own nearly 100 acres of good farmland along with a home and building site which is ideally located only a little over a mile from paved road.



Aerial Map



map center: 42° 9' 49.27, 96° 16' 51.0
scale: 10053

23-85N-47W
Monona County
Iowa

Maps provided by:



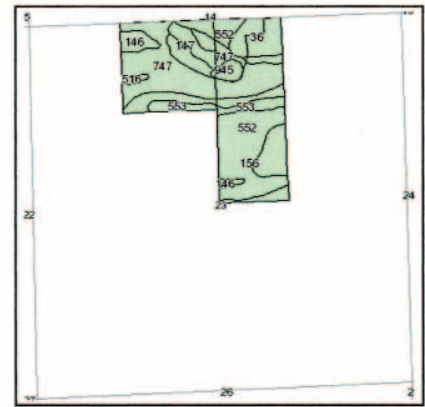
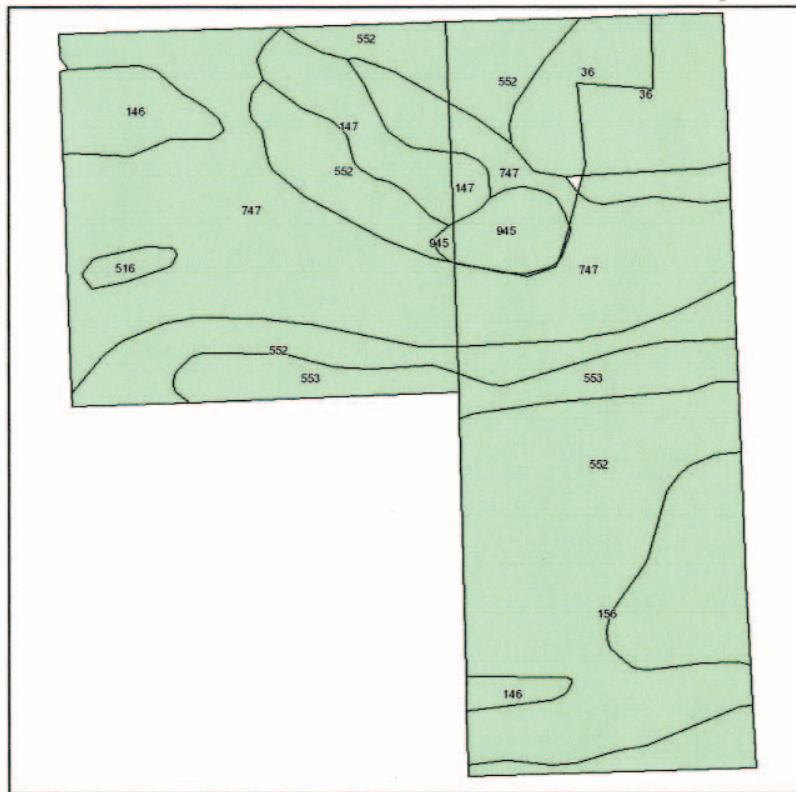
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3/9/2009

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Iowa**
 County: **Monona**
 Location: **023-085N-047W**
 Township: **Fairview**
 Acres: **94.2**



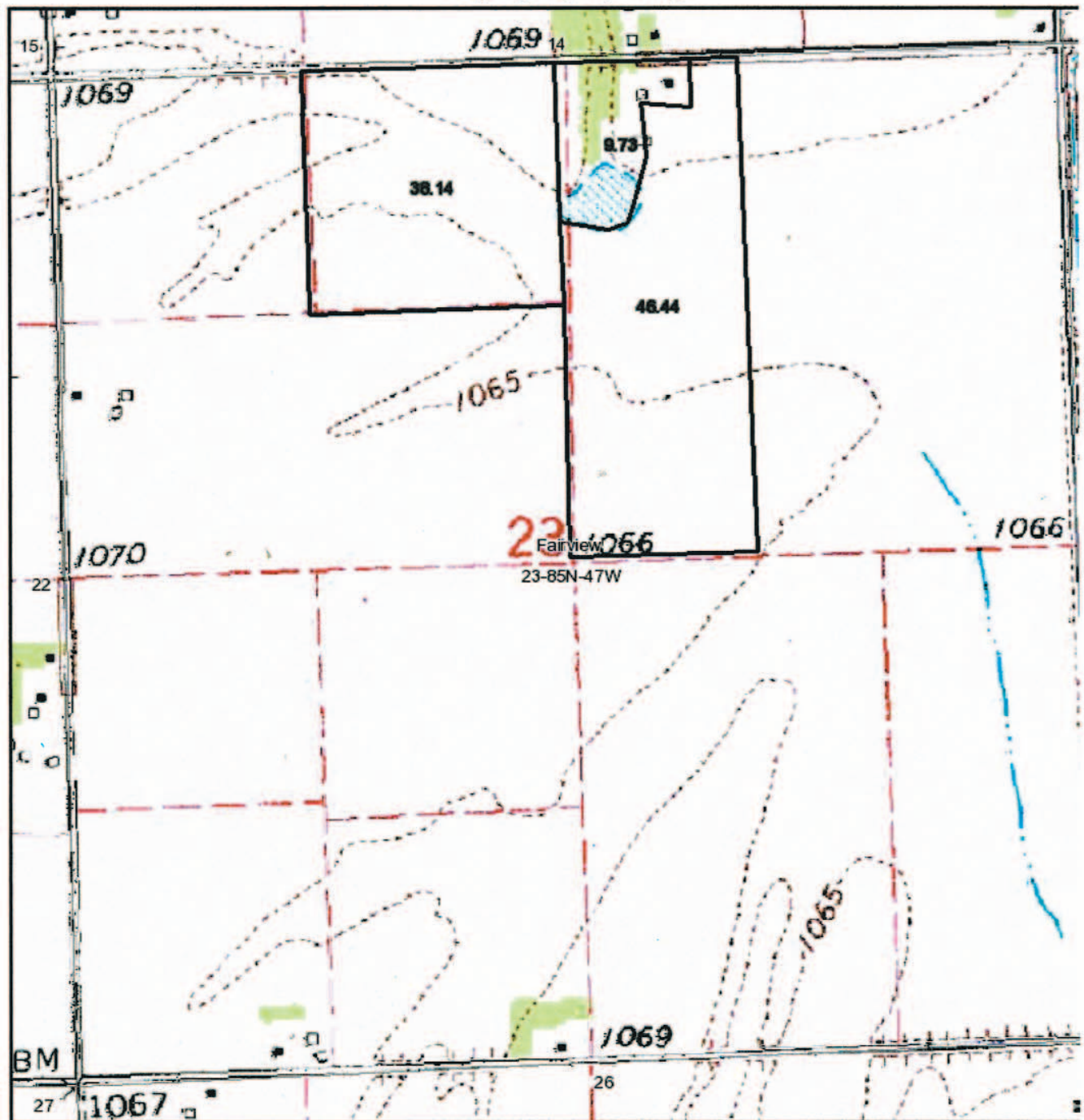
Maps provided by:

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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

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	Soybe
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	34.7	36.8%	Illw	Illw	45	5.5	3.3	135	2.7	60	4.5	
747	Rodney silty clay, 0 to 2 percent slopes, rarely flooded	27.9	29.7%	I	I	58	5.7	3.4	141	2.9	63	5	
36	Salix silty clay loam, 0 to 2 percent slopes, rarely flooded	8.1	8.5%	I	I	85	5		138		80		
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	7.7	8.2%	Illw	Illw	55	5	3	124	2.5	55	4.1	
553	Forney silty clay, 0 to 2 percent slopes, rarely flooded	5.6	5.9%	Illw	Illw	55	5	3	124	2.5	55	4.1	
147	Modale silty clay loam, 0 to 2 percent slopes, rarely flooded	3.8	4.1%	I	I	68	8.4	5	154	3.1	69	5.2	
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	3.6	3.9%	Illw	Illw	65	6	3.6	147	3	66	4.9	
945	Albaton silty clay, depressional, drained, 0 to 1 percent slopes, frequently flooded	2.2	2.3%	IVw	IVw	39	1.5	1.5	62	1.2	28	2	
516	Vore silty clay loam, 0 to 2 percent slopes, rarely flooded	0.6	0.7%	Ills		60	8.1	4.9	143	2.9	64	4.8	
Weighted Average						55.4	5.5	3.1	135.2	2.5	61.8	4.2	

Topography Map



map center: 42° 9' 49.27, 96° 16' 51.0
scale: 10053

Maps provided by:



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23-85N-47W
Monona County
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