

LAND AUCTION

120 Acres m/l, Jordan Township, Monona County, Iowa
Sellers: Leonard and Patricia Jensen



Friday, November 11, 2016

10:00 a.m.

Soldier Community Building

113 1st Street, Soldier, Iowa 51572

Auction Conducted By:

McCall

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

Contact Russ McCall for further
information at 712-423-1901

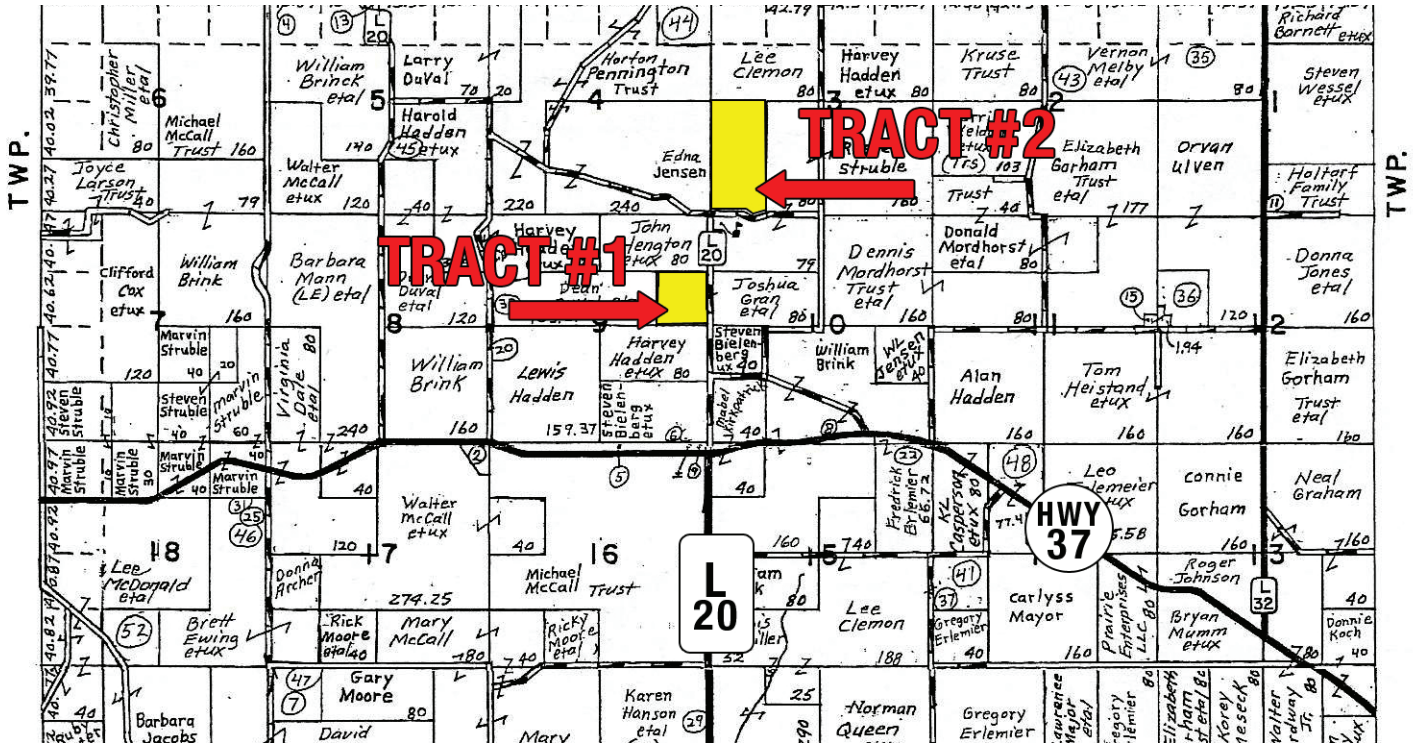
905 Iowa Avenue, Onawa, Iowa
712-423-1901

Russ & Brent McCall, Auctioneers
Loretta McCall & Andrea Meyer, Clerks



For Complete Details, Photos, and Maps Log Onto: www.McCallAuctions.com

PROPERTY INFORMATION



This Land has a Crop History of 200 bu. + Corn and 55 to 60 bu. Soybeans the last several years.

TRACT 1

Location: From Soldier drive west on Iowa Hwy 37 - 4.2 miles, turn right onto CR - L20 and go 0.6 miles. This location places you at the SE corner.

Legal Description: THE SOUTHEAST QUARTER OF NORTHEAST QUARTER (SE1/4 NE1/4) SECTION 9 IN TOWNSHIP 83, RANGE 43 WEST OF THE 5TH P.M., MONONA COUNTY, IOWA.

Real Estate Tax: Annual Tax - \$922,
Net Taxable Acres - 40



TRACT 2

Location: From Soldier drive west on Iowa Hwy - 37 - 4.2 miles, turn right onto CR - L20 and go 1.1 miles to the Junction of L20 and 230th Street. This location places you at the SW corner.

Legal Description: THE WEST ONE HALF OF SOUTHWEST QUARTER (W1/2 SW1/4) OF SECTION 3 IN TOWNSHIP 83, RANGE 43 WEST OF THE 5TH P.M., MONONA COUNTY, IOWA.

Real Estate Tax: Annual Tax - \$1,424,
Net Taxable Acres - 79



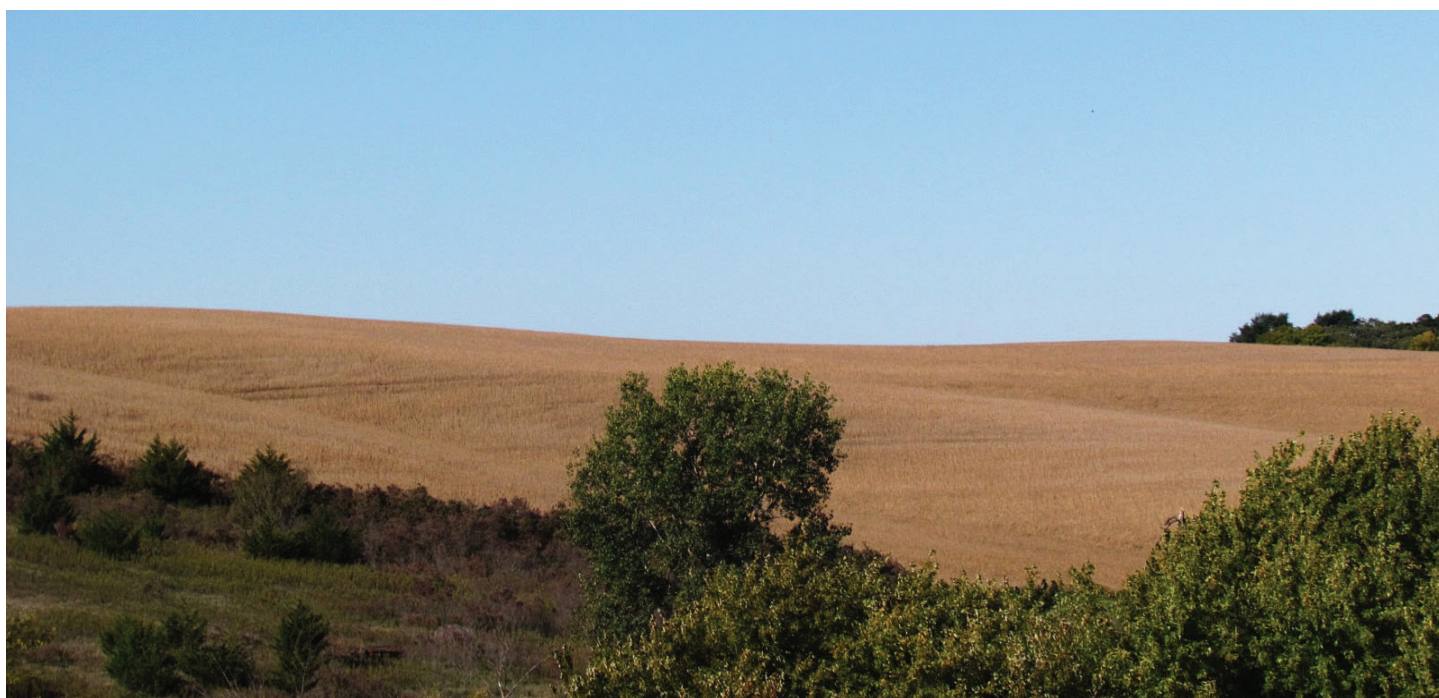


Farm Number 6741, Tract 8104

Crop Acres: 37.64
Corn Base: 25.6 Ac.
Corn PLC Yield: 124 Bu.
Bean Base: 11.5 Ac.
Bean PLC Yield: 33 Bu.

Farm Number 6741, Tract 1558

Crop Acres: 73.49
Corn Base: 42.8 Ac.
Corn PLC Yield: 124 Bu.
Bean Base: 30.2 Ac.
Bean PLC Yield: 33 Bu.



SOIL TYPES/PRODUCTIVITY

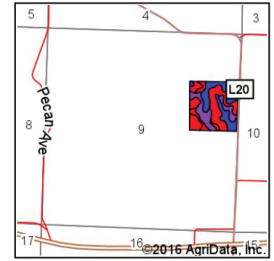
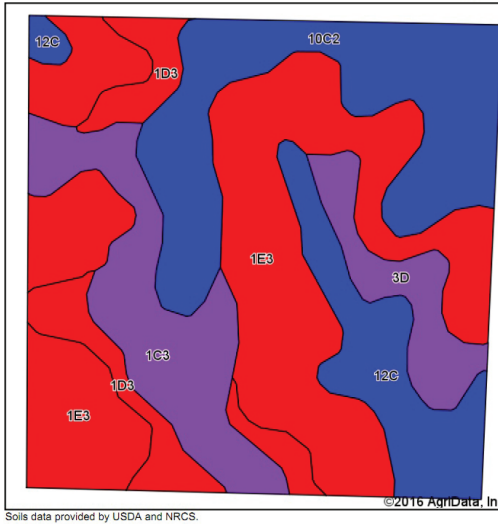
Tract 1

Primarily Ida silt loam and Monona silt loam. See soil map for detail.

- **CSR2:** 48.9 per 2016 AgriData, Inc.
- **CSR:** 44.8 per 2016 AgriData, Inc.

Land description: Hill Land

Buildings/Improvements: None

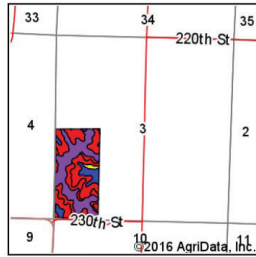
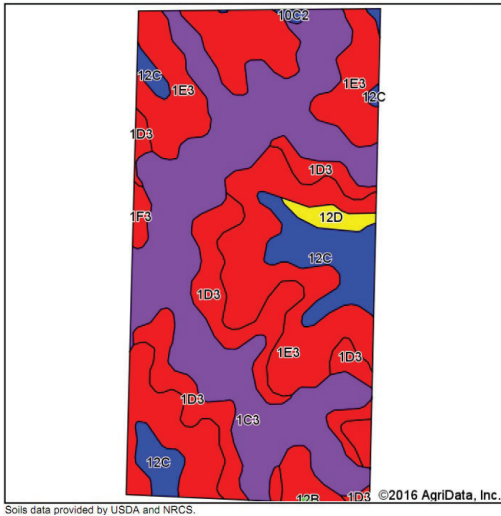


State: **Iowa**
 County: **Monona**
 Location: **9-83N-43W**
 Township: **Jordan**
 Acres: **40**
 Date: **10/7/2016**



Area Symbol: IA133, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	15.92	39.8%			IVe		18	30
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	8.34	20.8%			IIIe		86	63
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	5.58	14.0%			IIIe		58	50
12C	Napier silt loam, 5 to 9 percent slopes	4.45	11.1%			IIIe	IVe	88	62
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.27	8.2%			IIIe		32	40
3D	Castana silt loam, 9 to 14 percent slopes	2.44	6.1%			IIIe		54	42
Weighted Average								48.9	44.8

Area Symbol: IA133, Soil Area Version: 26
 **IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by ISDA and NRCS



State: **Iowa**
 County: **Monona**
 Location: **3-83N-43W**
 Township: **Jordan**
 Acres: **80**
 Date: **10/7/2016**



Tract 2

Primarily Ida silt loam and Napier silt loam. See soil map for detail.

- **CSR2:** 41.4 per 2016 AgriData, Inc.
- **CSR:** 41.8 per 2016 AgriData, Inc.

Land description: Hill Land

Buildings/Improvements: None

Area Symbol: IA133, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	30.46	38.1%			IVe		18	30
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	29.04	36.3%			IIIe		58	50
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	11.59	14.5%			IIIe		32	40
12C	Napier silt loam, 5 to 9 percent slopes	6.96	8.7%			IIIe	IVe	88	62
12D	Napier silt loam, 9 to 14 percent slopes	1.05	1.3%			IIIe		62	55
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	0.61	0.8%			VIe		8	10
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	0.22	0.3%			IIIe		86	63
12B	Napier silt loam, 2 to 5 percent slopes	0.07	0.1%			IIIe		93	77
Weighted Average								41.4	41.8

Area Symbol: IA133, Soil Area Version: 26
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 Soils data provided by ISDA and NRCS

AUCTION INFORMATION

Method of Sale

- Property will be offered as two individual Tracts.
- Bids will be \$/acre x 40 Acres for Tract One and \$/acre x 80 for Tract Two.
- Sellers reserve the right to refuse any and all bids.

Attorney: Michael Jensen

Agency: McCall Auctions and Real Estate and their representatives are Agents for the Sellers.

Terms of Possession: 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 December 21, 2016 or after any objections to title have been cleared. Final settlement will require certified funds or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2017. 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 property 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 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 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.

