

# IRRIGATED FARMLAND AUCTION

383.52 ± Acres in Two Parcels  
Lincoln and Lake Townships,  
Monona County, Iowa

**Sellers:**

**Langren Farms**

**Mary Frances Langren Estate**

**D.R. Langren and Carl Langren Co-Executors**

**Michael Jensen, Attorney**



**Saturday, January 21, 2017**

**10:00 a.m.**

**Whiting Community Center**

**605 Whittier Street, Whiting, IA 51063**

**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**

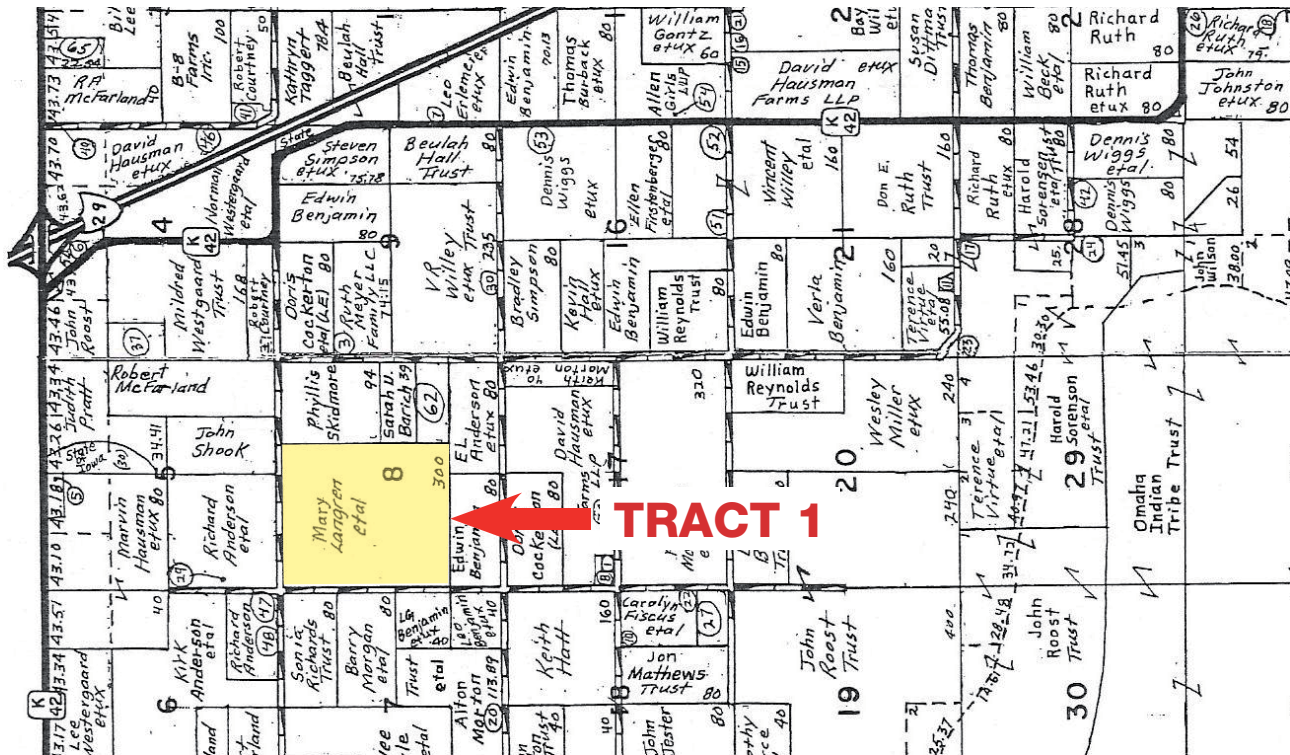
905 Iowa Avenue, Onawa, Iowa  
712-423-1901

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



**For Complete Details, Photos, and Maps Log Onto: [www.McCallAuctions.com](http://www.McCallAuctions.com)**

# PROPERTY INFORMATION



## LOCATION:

**Tract One:** From I-29 (West Side) – Exit 120 Whiting, Iowa - K42/160th St. turn south on CR-K42 driving 1.1 miles, turn right onto 170th St. and drive 1.2 miles. This location places you on the north side of the farm.

**Tract Two:** From I-29 (East Side) – Exit 120 Whiting, Iowa - 160th St. turn north on Catalpa Ave. following road for 1.2 miles. This location places you on the east side of the farm.

The other small parcel (11.97 Ac.) that goes with this Tract is located directly west adjacent to DNR Land on other side of I-29. From K42 go north on Cashew Ave. following road for 1.2 miles. This location places you on south side of the parcel.

## LEGAL DESCRIPTION:

**Tract One:** Northwest Quarter (NW ¼ ), the West Half of the West Half of the Northeast Quarter (W ½ , W ½ , NE ¼ ), the North Half of the Southwest Quarter (N ½ , SW ¼ ) and the West Half of the Northwest Quarter of the Southeast Quarter (W ½ , NW ¼ , SE ¼ ), all in Section Eight (8), Township Eighty-four (84) North, Range Forty-six (46) West, of the 5th P.M., in Monona County, Iowa. Lincoln Township.

**Tract Two:** The Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Thirty-two (32), Township Eighty-five (85) North, Range Forty-six (46) West of the 5th P.M., Monona County, Iowa, EXCEPT 23.30 acres as shown in Plat recorded in Book 9, Page 10, in the records of the Monona County Recorder.

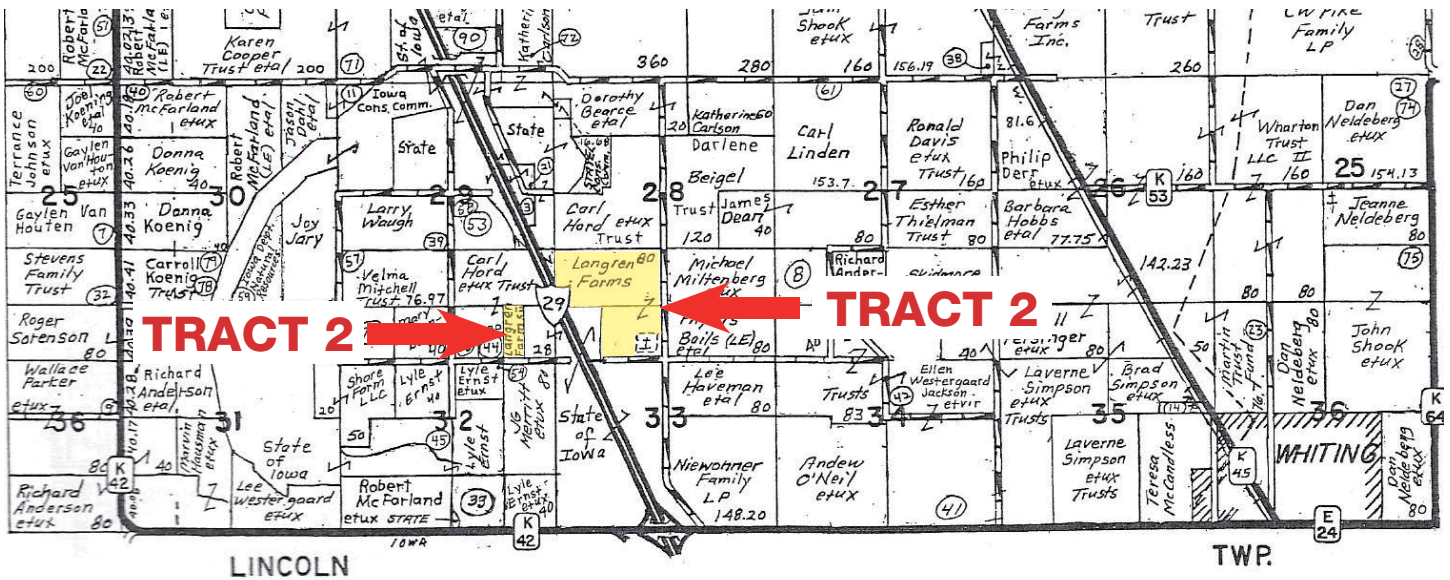
The South Half of the Southwest Quarter (S½ SW¼)

EXCEPT the North 66.02 feet of the Southwest Quarter of the Southwest Quarter; Also, Two (2) acres in the North Half of the Southwest Quarter (N½ SW¼) described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Southwest Quarter, thence West 281.11 feet; thence to the North at a 90° angle 208.71 feet; thence East at a 90° angle 417.42 feet; thence South at a 90° angle 208.71 feet; thence West at a 90° angle 136.31 feet to point of beginning; all in Section Twenty-eight (28); and the North Half of the Northwest Quarter (N½ NW¼) of Section Thirty-three (33), all in Township Eighty-five (85) North, Range Forty-six (46) West of the 5th P.M., Monona County, Iowa, EXCEPT:

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# PROPERTY INFORMATION



(a) That part of the Northeast Quarter of the Northwest Quarter of Section 33-85-46 described as: Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence North 20 rods; thence West 17 rods; thence South 20 rods; thence East 17 rods to the point of beginning, used for cemetery purposes.

(b) 1.27 acres in the Northeast Quarter of the Northwest Quarter of Section 33-85-46 described in Plat recorded in Book 9, Page 116, in the records of the Monona County Recorder, used for cemetery purposes.

(c) That part deeded to the State of Iowa by Warranty Deed recorded in Vol. 75, Page 11.

(d) Those parts described in Plat recorded in Book 9, Page 10, in the records of the Monona County Recorder.

AND

All that part of the Southwest Quarter of the Southwest Quarter of Section Twenty-eight (28), and all that part of

the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section Thirty-three (33), all in Township Eighty-five (85) North, Range Forty-six (46) West of the 5th P.M., Monona County, Iowa, described as commencing at the Southwest (SW) corner of Section 28-85-46, thence South 88° 58' 52" East along the South line of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 28-85-46, 906.17 feet to the Point of Beginning, thence North 02° 08' 45" East 1302.58 feet, thence South 88° 32' 58" East 118.00 feet, thence South 02° 08' 45" West 1301.69 feet to a point on the North line of the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 33-85-46, thence South 01° 50' 04" West 1109.61 feet, thence North 23° 47' 25" West 272.85 feet, thence North 01° 50' 04" East 861.91 feet to the Point of Beginning.

Tract contains 3.53 acres in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 28-85-46, and 2.67 acres in the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 33-85-46.



Tract 1



Tract 2

## REAL ESTATE TAX

**Tract One:** Annual Tax - \$3,982.00 Taxable  
Acres – 272.36

**Tract Two:** Annual Tax - \$1,574.00 Taxable  
Acres – 111.16

## FSA DATA:

### Tract One: Farm Tract 1811

**Farmland and Cropland Acres:** 277.69

**Corn Base:** 197.10 Ac.

**Corn PLC Yield:** 180 Bu.

**Bean Base:** 70.20 Ac.

**Bean PLC Yield:** 42 Bu.

**CCC-505 CRP Reduction Acres:** 10.40

Ac. at \$3,341.00 Annually – Started  
10-1-2014 goes till 9-30-2024. Buyer to  
Succeed to the Contract.



**Tract Two: Farm Tract 8008**  
**Farmland Acres:** 115.36 and Cropland  
**Acres:** 112.10

**Corn Base:** 78.30 Ac.

**Corn PLC Yield:** 168 Bu.

**Bean Base:** 33.80 Ac.

**Bean PLC Yield:** 41 Bu.

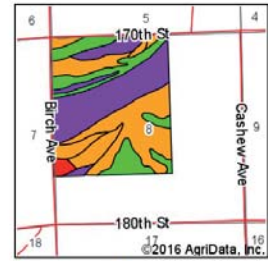
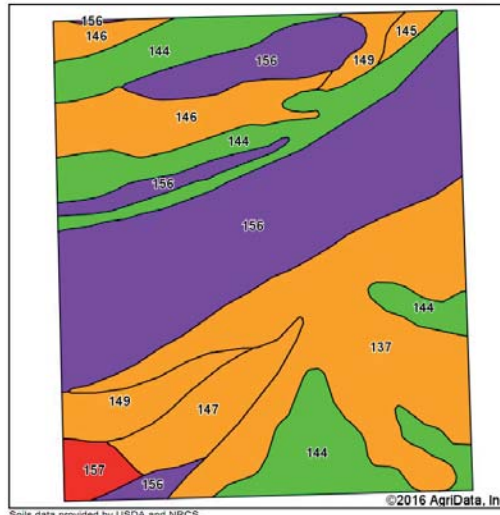
# SOIL TYPES/PRODUCTIVITY

## Tract One:

Primarily Albaton silty clay and Haynie silt loam. See soil map for detail.

- CSR2: 72.1 per 2016 AgriData, Inc.
- CSR: 65.1 per 2016 AgriData, Inc.

Soils Map



State: Iowa  
 County: Monona  
 Location: 8-84N-46W  
 Township: Lincoln  
 Acres: 277.69  
 Date: 11/30/2016

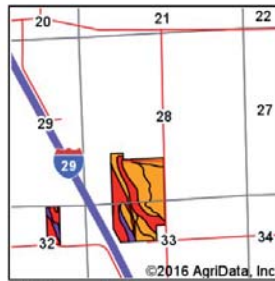
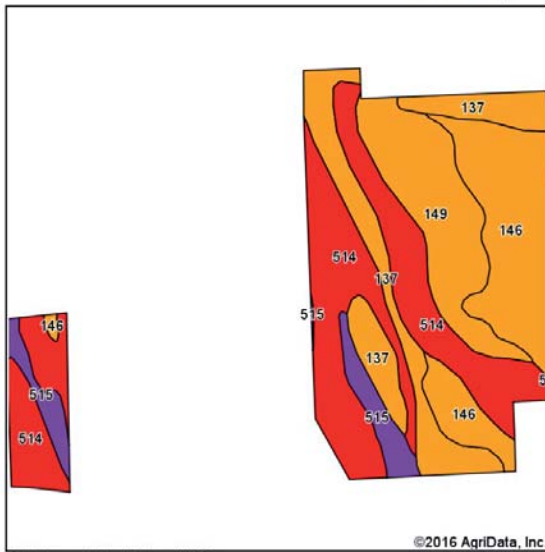


Soils data provided by USDA and NRCS.

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
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	95.94	34.5%		Illw	Illw	55	55
137	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	67.24	24.2%		Is	Is	73	70
144	Blake silty clay loam, 0 to 2 percent slopes, rarely flooded	58.89	21.2%		I	I	96	75
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	21.90	7.9%		Ilw	Ilw	79	65
147	Modale silty clay loam, 0 to 2 percent slopes, rarely flooded	13.87	5.0%		Iw	I	75	68
149	Modale silt loam, 0 to 2 percent slopes, rarely flooded	12.96	4.7%		Iw	I	75	68
157	Albaton silt loam, 0 to 2 percent slopes, rarely flooded	5.00	1.8%		Illw		35	58
145	Onawa silt loam, 0 to 2 percent slopes, rarely flooded	1.89	0.7%		Ilw		79	67
<b>Weighted Average</b>							<b>72.1</b>	<b>65.1</b>

Soils Map



State: Iowa  
 County: Monona  
 Location: 28-85N-46W  
 Township: Lake  
 Acres: 112.1  
 Date: 11/30/2016



Soils data provided by USDA and NRCS.

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
514	Grable silt loam, 0 to 2 percent slopes, rarely flooded	41.92	37.4%		Ills		46	55
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	24.96	22.3%		Ilw	Ilw	79	65
137	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	20.20	18.0%		Is	Is	73	70
149	Modale silt loam, 0 to 2 percent slopes, rarely flooded	18.29	16.3%		Iw	I	75	68
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	6.73	6.0%		Ilw	Ilw	54	55
<b>Weighted Average</b>							<b>63.4</b>	<b>62.1</b>

## Tract Two:

Primarily Grable, Onawa, and Haynie. See soil map for detail.

- CSR2: 63.4 per 2016 AgriData, Inc.
- CSR: 62.1 per 2016 AgriData, Inc.

## THREE YEAR CROP HISTORY BY KEN CARLSON

**Tract One:** 2014 – Corn 199 Bu/Ac, 2015 – Beans 53 Bu/Ac, 2016 – Beans 56 Bu/Ac and Seed Corn 104% of Yield Goal.

**Tract Two:** 2014 – Beans 57 Bu/Ac, 2015 – Corn 224 Bu/Ac, 2016 – Beans 65 Bu/Ac.



**Tract 1**



**Tract 2**



**Tract 1**



**Tract 2**

### LAND DESCRIPTION:

Irrigated Level Bottom Land

### IMPROVEMENTS:

**Tract One:** Zimmatic Center Pivot Irrigation System – 9 tower approximately 12 years old with 40 H.P. electric motor 7 years old, and a 1973 Olson Center Pivot Irrigation System – 13 tower electric driven, power unit for well not included.

**Tract Two:** Zimmatic Center Pivot Irrigation System – 7 tower approximately 5 years old with 40 H.P. electric motor 3 years old.

# AUCTION INFORMATION

## Method of Sale:

- Property will be offered as two individual Tracts.
- Bids will be \$/acre using a multiplier of 272.36 Acres for Tract One and \$/acre using a multiplier of 111.16 for Tract Two.
- Sellers reserve the right to refuse any and all bids.

## Sellers:

Langren Farms and Mary Frances Langren Estate – D.R. Langren and Carl Langren - Co-Executors.

## Attorney:

Michael Jensen Ph. 712-423-1652

## Agency:

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

## Terms:

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 March 1, 2017 or after any objections to title have been cleared. Final settlement will require certified funds or wire transfer. Full Possession and 2017 Farming Rights to be given Buyer at settlement. Taxes will be prorated to Date of Closing.

## Notice:

Buyer of Tract One – shall reimburse for the Fall Tillage work of \$3,450.

Buyer of Tract Two - shall reimburse for the estimated 4,000 gallons per acre of hog manure that was placed into the soil at a cost of around \$100 per acre.

Call for total cost amount and the Harris soil analysis.

## Announcements:

Property is being sold on an “AS IS, WHERE IS” basis, and no warranty or representation, either express or implied, concerning the properties 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 properties. 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.