

LAND AUCTION

**140.47 Acres m/l, Sections 22 & 23
Lincoln Township, Monona County, IA**



**Saturday, October 6, 2018
10:30 a.m.**

**Onawa Community Center
320 10th Street, Onawa, Iowa 51040**

Auction Conducted By:

McCall

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

Visit us at our website at McCallAuctions.com

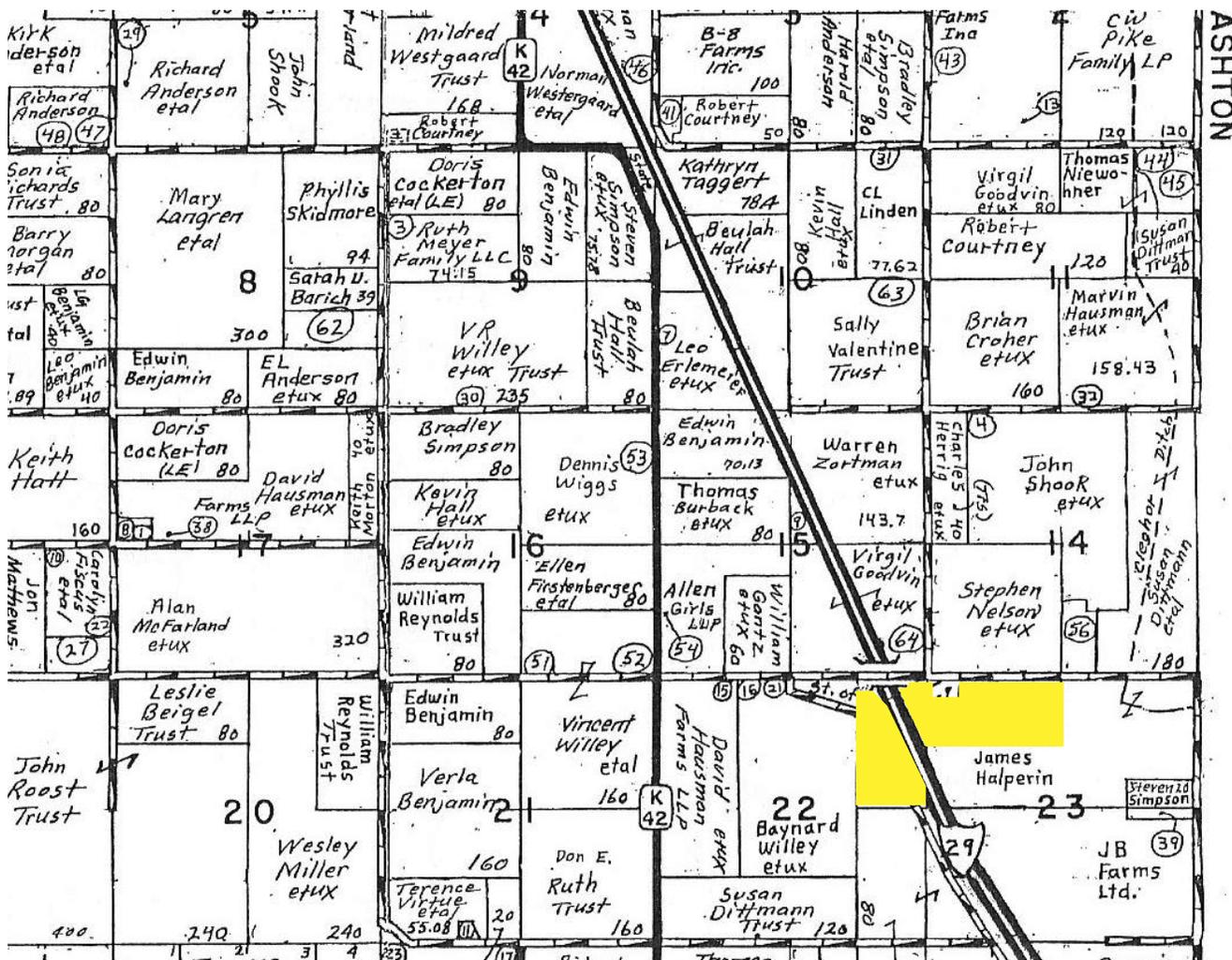
**Contact Russ McCall for further
information at 712-423-1901**

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

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



PROPERTY INFORMATION

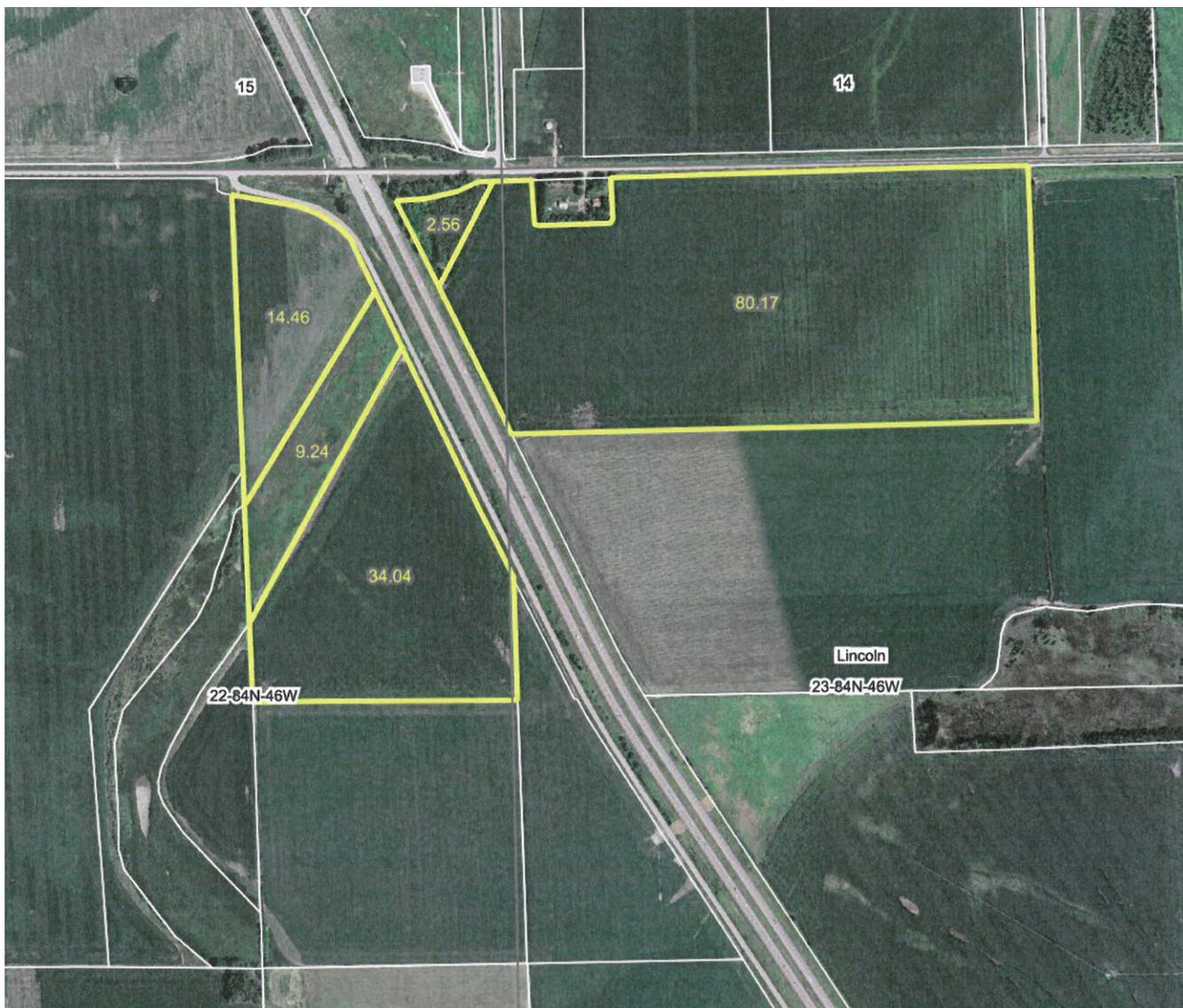


Location: From stop lights in Onawa, drive north on 10th Street 0.9 miles, turn left onto CR-K42 and drive 7.5 miles, turn right onto 190th Street and drive 1.1 miles. At this location the Property lies immediately south and also across I-29 southwest (west of Cork Ave.)

Legal Description: North Half of Northwest Quarter (N1/2 NW1/4) of Section 23-84-46, and East Half of Northeast Quarter (E1/2 NE1/4) of Section 22-84-46, all in Monona County, Iowa. Lengthy description governed by Abstract.

Real Estate Tax: Annual Tax: \$4,354
 Drainage: \$181
 Net Taxable Acres: 139.40





1025458 • Tract: 1627

Crop Acres: 140.47

Corn Base: 100.10 Ac.

Corn PLC Yield: 135 Bu.

Bean Base: 38.60 Ac.

Bean PLC Yield: 35 Bu.



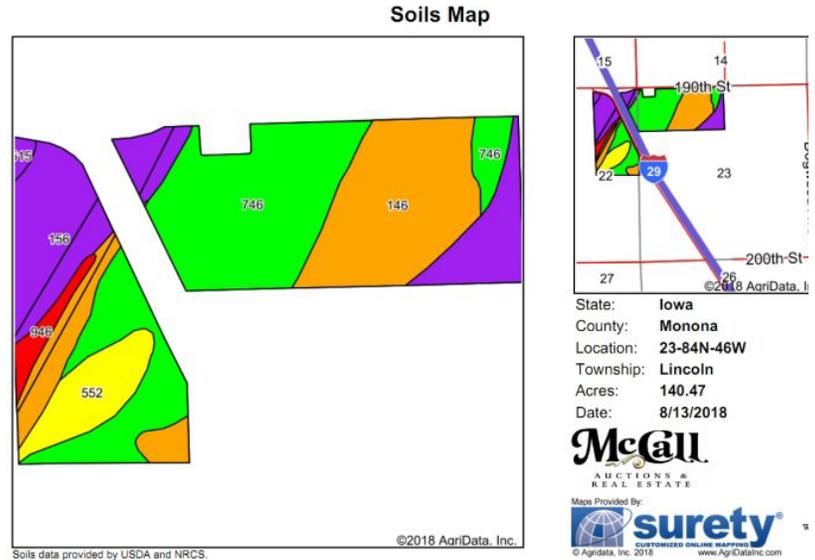
SOIL TYPES/PRODUCTIVITY

Primary soils are **Lossing silty clay** and **Onawa silty clay**. See soil map for details

- **CSR2:** 78.9 per 2018 AgriData, Inc., based on FSA crop acres.
- **CSR:** 60.3 per 2018 AgriData, Inc., based on FSA crop acres.

Land Description: Level

Buildings/Improvements: None



Area Symbol: IA133, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	Irr Class 'c	CSR2**	CSR
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	54.96	39.1%		I	I	98	65
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	39.45	28.1%		IIw	IIw	79	65
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	31.20	22.2%		IIIw	IIIw	58	55
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	10.43	7.4%		IIIw	IIIw	66	45
946	Albaton silty clay, depressional, undrained, 0 to 1 percent slopes, frequently flooded	3.09	2.2%		Vw		5	25
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	1.34	1.0%		IIw	IIw	54	55
Weighted Average							78.9	60.3

**IA has updated the CSR values for each county to CSR2.

Method of Sale:

- Property will be offered as a single tract of land
- Bids will be \$/acre x 140.47 Acres
- Sellers reserves the right to refuse any and all bids.

Seller: Kathleen Nelson

Attorney: Matt Minnihan

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 November 16, 2018 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, 2019. Taxes will be prorated.

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.

Contact Russ McCall for further information, Ph 712-423-1901

For Complete Details, Photos and Maps,

Log Onto:

www.McCallAuctions.com



AUCTION INFORMATION

McCall Auctions & Real Estate

905 Iowa Avenue, Onawa, Iowa • 712-423-1901 • McCallAuctions.com