

# An Outstanding LAND AUCTION

79.79 Acres, m/l, in Section 5, Lincoln (south part),  
Twp., Monona County, Iowa

**Saturday, December 5, 2020 • 10:00 A.M.**  
**Auction Location: Onawa Community Center**  
**320 10<sup>th</sup> Street, Onawa, IA**

**Farm Location:** From Stop Lights Onawa, Iowa west on Hwy 175 for 6.3 miles, turn right on Cashew Ave. go 1 mile north to the southeast corner of farm. The farm is on the west side of the road.

**Legal Description:** The East Half of the Southeast Quarter of Section Five (5), Township Eighty-three (83) North, Range Forty-six (46) West of the 5th Principal Meridian, Monona County, Iowa.

**Real Estate Tax:** Annual Tax: \$4,366  
Net Taxable Acres: 78.06

**FSA Data:** Farmland Acres: 79.79; Crop Acres: 79.79; Corn Base: 39.8 Ac.; Corn PLC Yield: 145 Bu.; Bean Base: 39.50 Ac.; Bean PLC Yield: 45 Bu.

**Soil Types/Productivity:** Primary soil is Blake silty loam 54.7% and Lossing silty clay 41.6% - See soil map for details.

• CSR2: 97.1 per 2020 AgriData, Inc., based on FSA crop acres. •  
CSR1: 70.6 per 2020 AgriData, Inc., based on FSA crop acres.

**Land description:** Level

**Buildings/Improvements:** None

#### Auction Information

**Method of Sale:** • Property will be offered as a single tract of land •  
Bids will be \$/acre x 79.79 Acres • Sellers reserves the right to refuse  
any and all bids.

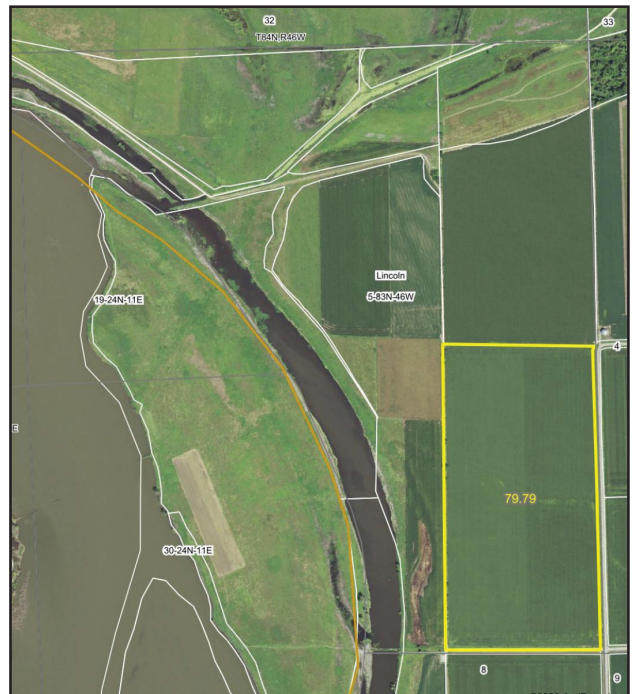
**Seller:** Calvin M. "Beech" Dale Estate  
David Dale, Executor

**Attorney:** James R. Westergaard; Gaukel, Nevins, Westergaard,  
P.C., 515 Main, Mapleton, IA. 51034 Ph. 712-881-2321

**Terms and 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 January 22, 2021 or after any objections to title have been  
cleared. Final settlement will require certified funds or wire transfer.  
Possession March 1, 2021 subject to the rights of the 2020 farm ten-  
ant. Taxes will be prorated to December 31, 2020.

**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 Seller or the auction compa-  
ny. 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 Seller 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 at the auction are final.

**Contact: Russ McCall Ph.**  
**712-420-3004 for further information**



Sale information & Photos  
available at:  
[www.McCallAuctions.com](http://www.McCallAuctions.com)  
**Russ & Brent McCall**  
Auctioneers  
Loretta McCall, Clerk

**712-423-1901**  
[mccalls@mccallauctions.com](mailto:mccalls@mccallauctions.com)

Auction Conducted By:

**McCall**

AUCTIONS &  
REAL ESTATE

905 Iowa Avenue,  
PO Box 205  
Onawa, Iowa 51040

