

West Fork Twp., Monona Co., Iowa

300± Acres Public Land Auction

Saturday, November 21, 2009 • 10:30 a.m.

Auction Site: Sloan Community Hall, 423 Evans, Sloan, Iowa

Property Location: 2.5 miles south of Sloan on Old Hwy. 75, turn left on 110th and go approx. 1.5 miles to view Tract #1 on the south side of the road, then drive another half mile to view Tract #2 on the north side of the road.

TRACT #1

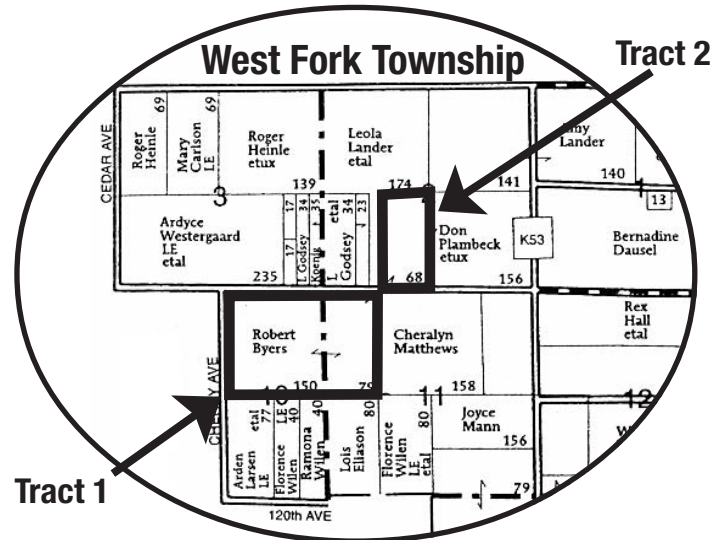
Legal Description: 229 acres - NE1/4 of Section 10 – T85N – R46W, Monona Co., IA. and E1/2 of NW1/4 of Section 11 – T85N – R46W, Monona Co., IA., minus 2 acreage spots. Abstract legal to govern.

General Description: This is an excellent and productive larger tract of Iowa farmland. Ideal location close to Interstate and several grain elevators.

FSA Information: Farmland – 229 acres, Cropland – 226.34 acres, Corn Base – 113.8 acres, DP & CC Yield – 97/134 bu. Soybean Base – 112.5 acres, DP & CC Yield – 36/43 bu.

Average CSR: 68.2

Gross Taxes: \$5,425.51 on 229.85 taxable acres.



TRACT #2

Legal Description: 69 acres - Part of the E1/2 of the SW1/4 of Section 2 – T85N – R46W, Monona Co., IA. Abstract legal to govern.

General Description: This is a good to excellent tract for those that are looking for a smaller parcel. Ideal location close to Interstate and several grain elevators.

FSA Information: Farmland – 69 acres, Cropland – 66.75 acres, Corn Base – 33.9 acres, DP & CC Yield – 97/134 bu., Soybean Base – 32.9 acres, DP & CC Yield – 36/43 bu.

Average CSR: 54.8

Gross Taxes: \$1,646.97 on 68.65 taxable acres.

Terms

Procedure: The properties will be offered in individual tracts. The sale price of each tract 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.

Closing: Closing shall occur within approx. 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. The closing will be handled by Dale Smith, Attorney, 423 Evans St., Sloan, Iowa 51055, and Ph: 712-428-3822.

Visit our Website for Additional Details

Auction Conducted by:

McCall



AUCTIONS &
REAL ESTATE
Since 1935



**Sellers: Robert N. Byers
Revocable Trust**

McCall Auctions & Real Estate

706 Iowa Avenue, Onawa, IA. 51040

E-Mail: mccalls@mccallauctions.com

Website: www.McCallAuctions.com