

Augustus "Doug" Hanson Trust, Owner

REAL ESTATE AUCTION

One Tract Located in Sections 22 & 27, Belvidere Township, Monona Co., Iowa

Saturday, August 14, 2010

Sale Location: 25998 Larpenteur Memorial Road, Turin, Iowa
Directions: From Turin take County Highway L-14 south 3.2 miles to site. Watch for sale signs.
Just 45 minutes to Sioux City, Iowa, or 1 hour to Omaha, Neb.



TRACT 1 - HOUSE & LAND



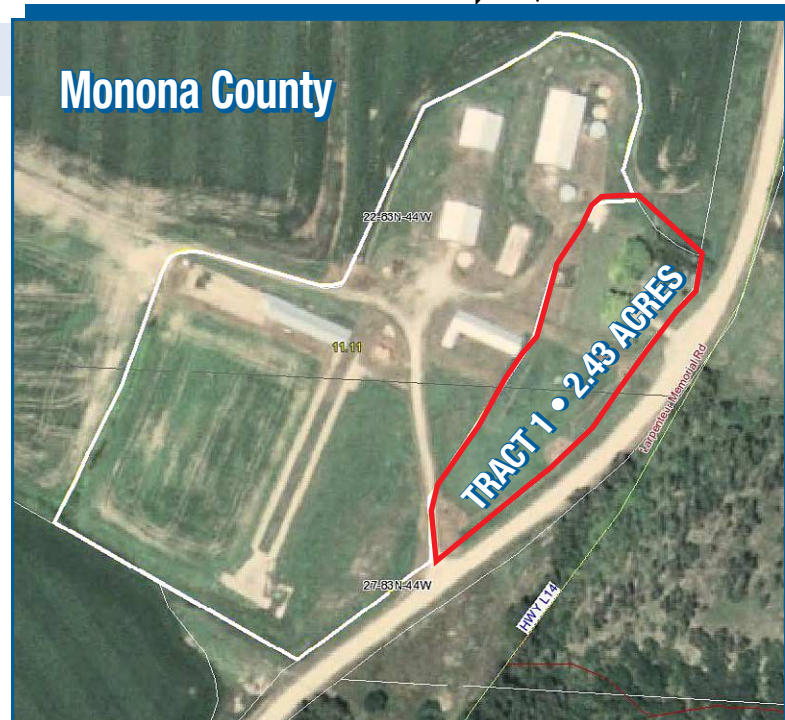
A wonderful Ranch 1,128 sq. ft., full basement with 144 sq. ft. finished, 2 bedrooms, walk out basement, 1 full bath; 1 shower stall bath, central air, gas furnace, 1000 gallon propane tank, stoop with railing (36 sq. ft.), attached garage (432 sq. ft.), nice woodwork and closets, hardwood floors, fairly new 2-door refrigerator, electric cook stove, dishwasher, and stacked washer & dryer are included. A good well and new brought up to code septic system. Home was built in 1962. All situated on approximately 2.43 acres.

Taxes: Approximately \$1,200.

Ideal location just off paved road in the beautiful Loess Hills.

Subject to a survey with an easement for the benefit of all parties. All parties interested in a great ranch home located ideally in the Loess Hills, make plans today to attend and make your bid. Great Opportunity!

PLEASE NOTE: We will not have an open house. If interested, a private showing is available. Please call Chuck Hanson, 712-420-7630.



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For a preview, showing many more photos inside and out, log onto:

www.McCallAuctions.com



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as total dollars to get the highest price possible for the Sellers.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder or bidders will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the Seller's approval. Such approval shall occur at the auction on auction day.

CLOSING: Closing shall occur within approximately 45 days after auction day and in accordance with the specific terms of the Agreement to Purchase. Possession shall be given at closing. Real Estate Taxes will be prorated to date of closing. The closing will be handled by Gaukel, Nevins, & Westergaard Attorneys - 515 Main, Mapleton, Iowa 51034. Jim Gaukel Attorney, Phone 712-881-2321.

NOTICE OF SURVEY: At the time of the auction we are estimating acres. The survey done immediately after the auction will govern over both the acres and legal descriptions.

AGENCY: McCall Auctions & Real Estate and its representatives are exclusive agents of the sellers.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. STATEMENT, PROMISES, OR INDUCEMENTS MADE AT THE AUCTION THAT ARE NOT CONTAINED IN THE WRITTEN AGREEMENT TO PURCHASE SHALL NOT BE VALID AND BINDING.

The 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 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 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 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.

AUCTION COMPANY OR OWNERS NOT RESPONSIBLE FOR ACCIDENTS.



McCall

AUCTIONS & REAL ESTATE



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