

144.09± Acres
Monona County
Iowa

LAND AUCTION

11 A.M.

Wednesday, Sept. 15, 2010

Sale Site: Whiting Community Center, 605 Whittier, Whiting, Iowa. Watch for Sign.

LEGAL DESCRIPTION: All that part of the SW 1/4 of Section 23, in T85N, R46W of the 5th P.M. in Monona County, Iowa, which is situated East and North of the right-of-way of the Chicago & Northwestern Railway Company, except 2.29 acres described in Plat Book 14, Page 23.

FARM NOTES: (Taxable Acres - 144.09) (FSA Crop Land Acres - 137.58)

FARM LOCATION: From Whiting take Co. Hwy. K45 Northwesterly 2.3 miles to 140th Street and you will be located at the Southwest corner of the land.

REAL ESTATE TAXES: \$3,150

FSA:

Corn Base: 67.9 acres DP & CC Yield, 97/136 bushels/acre
Soybean Base: 69.2 acres DP & CC Yield, 34/40 bushels/acre
CSR - 63.1

AGRICULTURAL STRUCTURES INCLUDED: Steel Grain Storage Dryer Bin, 18' long by 21' wide, built in 1977. Ear Corn Building.

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered as one. The sale price 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. 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 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, subject to the remaining rights of the current tenant(s) for crop year 2010. Buyer will have full possession of the crop land for the 2011 crop year. Real Estate Taxes will be prorated to date of closing. The closing will be handled by Michael Paul Jensen, Attorney, 710 Iowa Avenue, Onawa, Iowa 51040 Ph: 712-423-1652.

TITLE: Owners are the sole owners fee simple of the property.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all leases.

MINERAL RIGHTS: The sale of the property shall include all mineral rights owned by the Seller, if any.

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

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 properties are being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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.

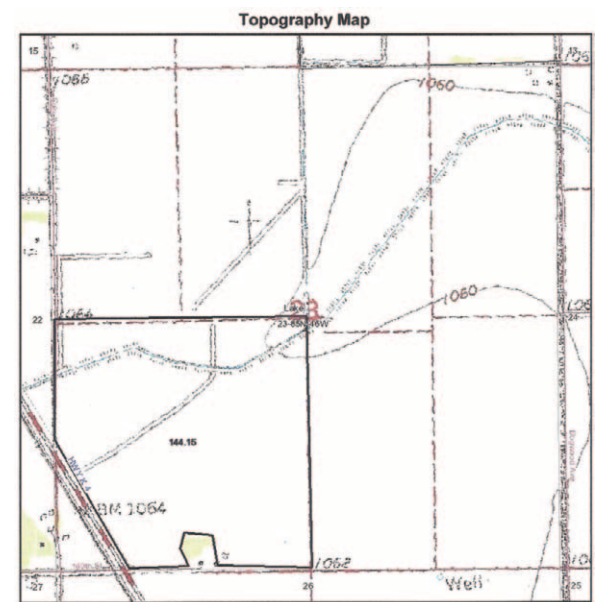
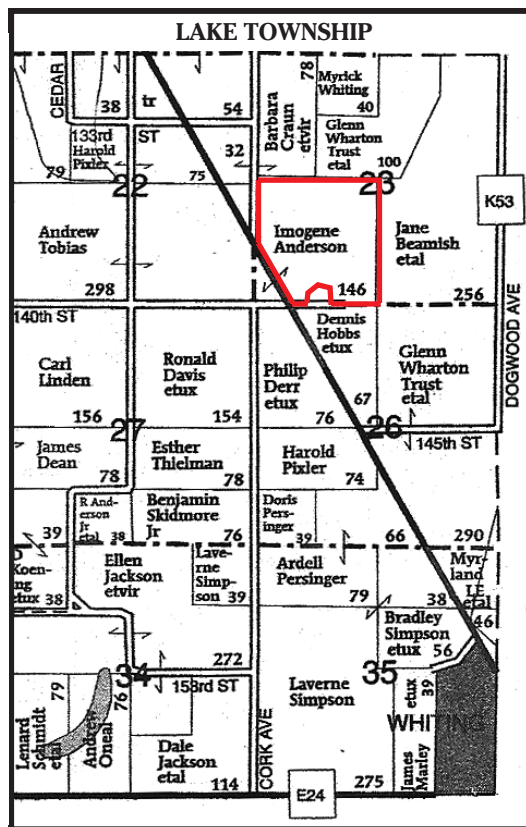
AUCTION COMPANY OR OWNERS NOT RESPONSIBLE FOR ACCIDENTS.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from McCall Auctions & Real Estate.

Auctioneer's Note: An absolutely great piece of western Iowa productive tillable land, and includes an outstanding ditch that water gravitates into. Don't miss the opportunity to purchase this ideally located tract of land. Contact Russ McCall for further information.

For Complete Details, Photos, and Maps Log Onto: www.McCallAuctions.com



Sellers:

**Alice I. Reaves • Dwala M. Holmes
Julie B. Patten**

Michael Paul Jensen, Attorney



McCall

AUCTIONS &
REAL ESTATE



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