

LAND AUCTION

40± ACRES
MONONA COUNTY, IOWA

SATURDAY, OCT. 9, 2010 - 11 A.M.

Sale Site: Blencoe Community Center, 413 Main, Blencoe, Iowa.

WATCH FOR SIGN.

Legal Description: SW of the SW in Section 4 - T82N, R45W of the 5th PM in Monona County, Iowa.

Farm Notes: (Taxable Acres - 39) (FSA Crop Land Acres - 39.7)

Farm Location: From Blencoe, Iowa, drive west on E60 .9 miles, then turn right on Hemlock Avenue and drive .6 miles to land. The property will be located on the east side.

Real Estate Taxes: \$1,013

Corn Base: 31.9 acres

DP & CC Yield: 108/108 bushels/acre

Soybean Base: 7.8 acres

DP & CC Yield: 32/32 bushels/acre

CSR: 63.2

Auction Terms & Conditions: The sale price will be determined by taking 40 acres times the final price bid. 10% down on auction day with balance at closing in approximately 45 days.

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. The buyer will have the option to rent the land for 1 or 2 years, their choice, for \$225 per acre. The closing will be handled by Michael Paul Jensen, Attorney, 710 Iowa Avenue, Onawa, Iowa 51040, 712-423-1652.

Auctioneer's Note: A great small tract for those of you looking to add to your present day operation or for the investor to receive a 5-6% guaranteed return for at least 2 years. Don't miss the opportunity to purchase this ideally located tract of land.

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

Bray Revocable Trust, Sellers

For complete details, photos & maps log onto: www.McCallAuctions.com.

McCall

AUCTIONS &
REAL ESTATE

A Family Tradition

**Russ & Brent
McCall, Auctioneers**

Loretta & Andrea, Clerks
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