



# LOESS HILLS LAND, ACREAGE, ANTIQUE & HOUSEHOLD AUCTION

Sunday, September 29, 2013 • 12:30 P.M.

Castana, Iowa

**SALE SITE:** Directions to Property: From Castana take Hwy 175 and drive south 2 miles, turn left on 215th Street and drive 0.7 miles, turn right on Orange Avenue and drive 1.1 miles arriving at site.

**Address: 22585 Orange Avenue, Castana, Iowa 51010**

- Beautiful Loess Hills Land • Perfect small Livestock or Horse Farm
- Great Country Living (1,112 SF Home) • Outstanding Hunting Potential
  - In close proximity to Onawa and Mapleton
  - Complete Estate Sale of Antiques & Household

**SALE ORDER:** At 1 P.M. Sharp we will stop and sell the real estate, followed immediately with all the antiques and household items.

## REAL ESTATE

**LEGAL DESCRIPTION:** (Legal Description of Acreage will be determined by Survey at Sellers expense) PT of N1/2 of SE1/4 lying East of Orange Avenue in Section 1, Township 83 North – Range 44 West (Belvidere), Monona County, Iowa.

### TRACT DESCRIPTIONS:

**TRACT 1:** Acreage: Approximately 3 acres more or less. The home is 1,112 SF with 2 bedrooms, 1 full bath, 3/4 basement area unfinished, vinyl siding, 336 SF garage and other amenities. There are 3 ASC type steel grain bins, barn, and machine building. There are some corrals for livestock. The property has a beautiful scenic view of the Loess Hills and the Maple Valley. **Annual Net Taxes:** \$632. Because the farm will be split, taxes are estimated and approximate at this time and will be updated after sale.

**TRACT 2:** 54.5 Acres More or Less: Scenic Loess Hills Hill land located east of Orange Avenue. FSA Information (Farm No. 5986 Tract No. 550 Sec 1 Belvidere 83N 44W): Farmland – 54.5, Cropland – 28.62 The FSA information is estimated as to what is available and incomplete because the farm will be split after the sale and will be recalculated. **Soils:** Napier silt loam, and Castana silt loam. **CSR:** Weighted Average – 26.3 and Cropland CSR Average – 32.4. **Annual Net Taxes:** \$1,166. Because the farm will be split, taxes are estimated and approximate at this time and will be updated after sale.

**TRACT 3:** The Option of Combination. At the end of the bidding on Tract # 1 and # 2, the bidding will start again and if the bidding exceeds the total amount added up for the two previous tracts, then it will sell as a whole.

### AUCTION TERMS & CONDITIONS

**DOWN PAYMENT:** 10% down payment on the day of the auction.

**CLOSING:** Closing shall occur within approximately 60 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 2013. Buyer will have full possession of the crop land for the 2014 crop year. Realestate taxes will be prorated to date of closing. The closing will be handled by Michael Jensen, Attorney.

710 Iowa Avenue, Onawa, Iowa 51040 Ph: 712-423-1652 or  
email: mpjensen@longlines.com

### PERSONAL PROPERTY

#### (ANTIQUES AND HOUSEHOLD BELONGINGS) NICE OFFERINGS

**INVENTORY INCLUDES:** Kessler Loess Hills Pottery. Tools. Kitchen Table and Chairs. Microwave. Collectors Cups and Saucers. Depression Glass. Northwood Green Carnival Water Set. Castana Collectibles. Blonde China Hutch. Desk and Chair. Glider Chair. La-Z-Boy Recliners. TV. Sofa. End Tables. Vintage Lamps. Wall Hangings. Antique Parlor Table. Dining Room Table and Chairs. Upright Vacuum. Antique Drop Front Desk. Hall Tree. Antique Entry Way Seat. Vintage Radios. Assorted Pottery. Books. Quilts. 2 - Beds and Chest of Drawers. Kerosene Lamp. Head Vases. Bedding. Old Movie Projector. Pictures. Binoculars. Filing Boxes. 2 - Vanities with Mirror. Oak Chair. Portable TV. Sewing Machine in Cabinet and Sewing Accessories. Fancy Work. Enamel Top Table. Many Fruit Jars. Antique Primitive Kitchen Cupboard. Antique Desk. Antique Oak Wall Phone. Iron Lamp Holder and Lamp Bottom. Old Blue Insulators and Jars. Antique Chest of Drawers. Antique Hall Hanger. Old Vanity. Vintage Black Hand Phone. Plastic Uncle Mose Shaker. Old Slide Trombone with Case. All The Normal Household and Kitchen Items. Lots More Still to Be Found. A Fun 3 Hour Auction in the Country! Make Plans to Attend!

## Sellers: Ethel Nutt Estate

Maxine Thies, Executor • Michael P. Jensen, Attorney

Contact Russ McCall for further information or to view Home Ph: 712-423-1901

Auction Conducted By:

**McCall**

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REAL ESTATE

712-423-1901

For Complete Details, Photos, and  
Maps Log Onto:

[www.McCallAuctions.com](http://www.McCallAuctions.com)

Russ and Brent McCall, Auctioneers  
Loretta McCall and Andrea Meyer, Clerks

706 Iowa Avenue, PO Box 205  
Onawa, Iowa 51040

