

AUCTION

160 Acres

1 Tract

August 23, 2008

Jordan Township

Monona County, Iowa

McCall

A U C T I O N S &
R E A L E S T A T E

706 Iowa Avenue, Onawa, Iowa 51040

Since 1935

Russ McCall, Auctioneer & Broker - Main Office 712-423-1901

Brent McCall, Auctioneer & Salesperson - Omaha Branch Office 402-681-4774

Loretta & Andrea McCall, Clerks



Email: mccalls@mccallauctions.com
Website: www.McCallAuctions.com



Farmland - CRP - Hunting Land Sale Information
Public Auction – Saturday, August 23, 2008 – 1:30 P.M.

Auction Site: At the Farm - From Turin, Iowa go east until you come to Peach Avenue, turn south on Peach Avenue and drive 2.1 miles, turn left and drive 0.3 miles to the farm. The land lies north of this point.

AUCTION SALE

Sellers: Geraldine Hopkins & James G. Hopkins

**160 ACRES MORE OR LESS OFFERED IN 1
INDIVIDUAL TRACT**

Section 20 Jordan Township, Monona County, Iowa

Prepared by:

McCall Auctions & Real Estate
706 Iowa Avenue, Onawa, IA 51040
(712) 423-1901 www.McCallAuctions.com

Russ McCall, Auctioneer and Real Estate Broker
Brent McCall, Auctioneer and Salesperson
Loretta McCall, Clerk

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in one individual tract. The sale price will be determined by taking 160 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 30 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 Attorney Gary Taylor, 1019 – 9th Street, Onawa, Iowa 51040, and Ph: 712-423-2714.

TITLE: Seller shall provide Court Officer Deed.

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 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 Seller's 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.

SELLERS: Geraldine Hopkins and James G. Hopkins

Information

Farm Location: From Turin, Iowa go east 4 miles until you come to Peach Avenue, turn south drive 2 miles, turn left on 260th and drive approximately 0.3 miles. From Moorhead, Iowa go west 1.5 miles on CR – L16, turn right at CR – L20 and drive 2 miles, turn left on Pecan Ave. and drive 1.3 miles. You will be at 260th and Pecan Ave. the SE corner of the land.

Legal Description – The SE1/4 of Section 20 – Township 83, Range 43, Monona County, Iowa.

Crop Acres - 108
CRP Contract - 107.7 acres are signed up until 9/30/2016 for \$107.27 per acre.

Corn Base - 0.3 acres
DP & CC Yield - 92/125 bushels/acre

Real Estate Taxes - \$1,556.00
Taxable Acres - 156

Cropland CSR - 38

* Digitally mapped with AgriData software

Here is an opportunity to own 160 acres of land that will give you an annual income and also the opportunity for great hunting. This investment property maybe just what you have been looking for, mark your calendar for this auction date.







Aerial Map



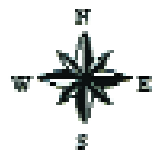
map center: 41° 59' 11.22, 95° 52' 33.11
scale: 1:10116

Map provided by:

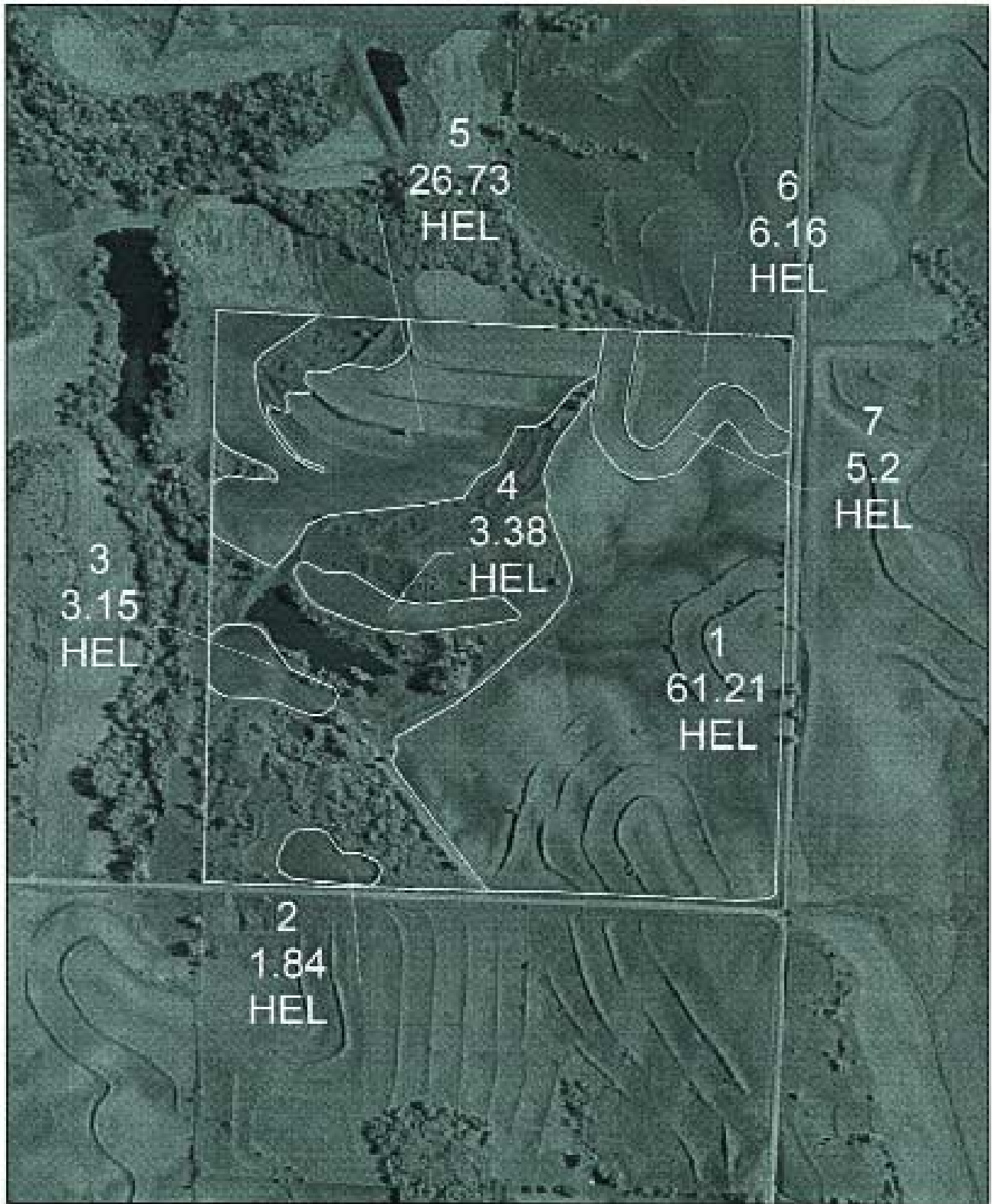


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20-83N-43W
Monona County
Iowa



7/7/2008



1 inch equals 660 feet



MONONA FSA

Legend

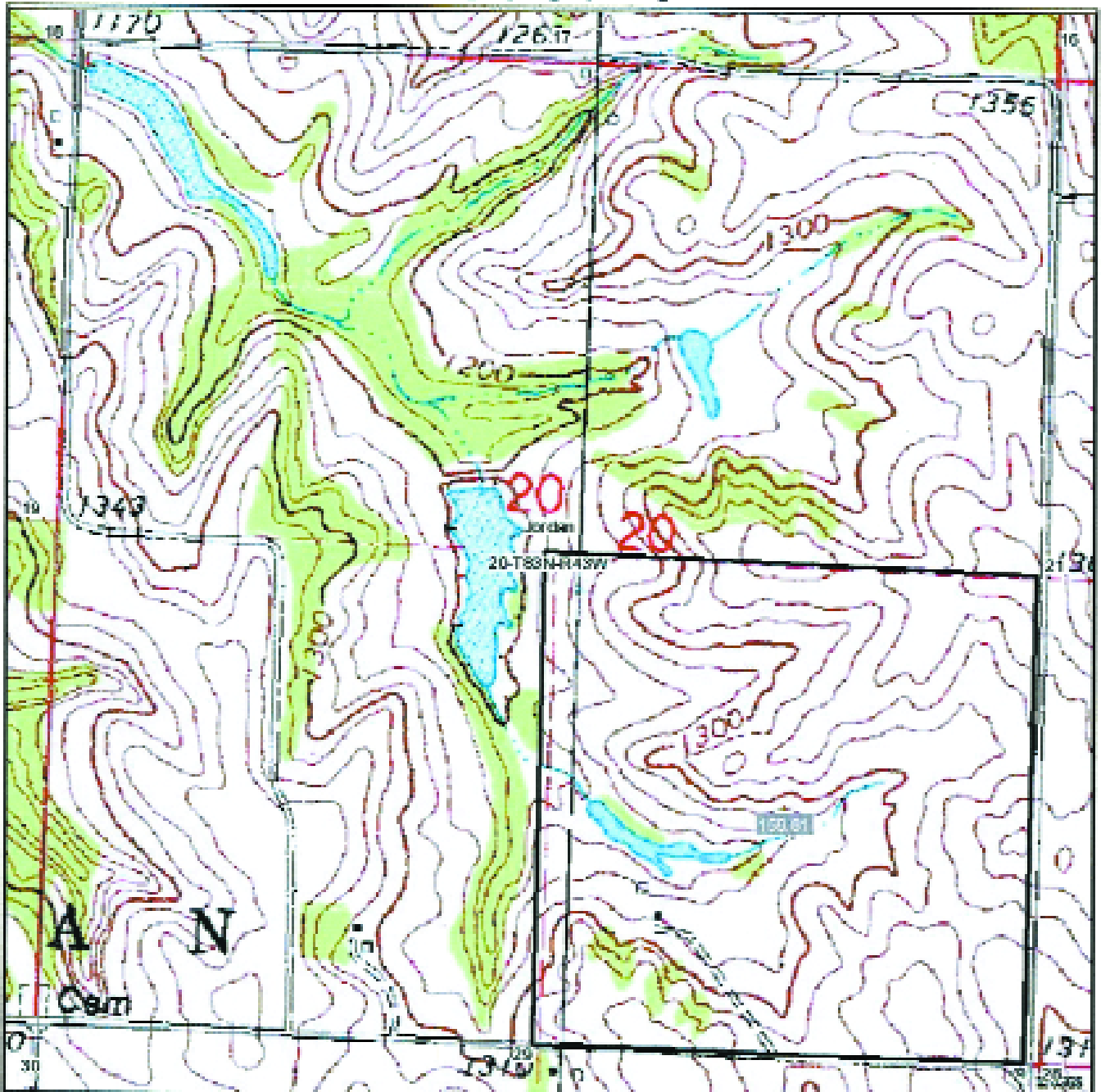
- WETLAND
- IMPACT BOUNDARY



****THESE ACRES WILL NOT BE USED FOR 2006 CROP REPORTING****

10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	1.7	1.1%	IIIe		50	8.1	4.8	141	2.8	63	4.7	39
717D	Napier-Gullied land complex, 5 to 14 percent slopes	0.9	0.6%	Ve		5	8.1	0	0	2.9	0	4.8	0
10D2	Monona silt loam, 9 to 14 percent slopes, moderately eroded	0.8	0.5%	IIIe		53	8.7	5.2	152	3.1	68	5.1	42
5040	Orthents, loamy	0.6	0.4%			0	0	0	0	0	0	0	0
Weighted Average						38.0	7.0	4.2	105	2.5	48	4.1	28

Topography Map

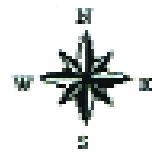


map corner: 48° 59' 11.22, 95° 52' 13.11
scale: 1:10186

Map provided by:

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20-83N-43W
Monona County
Iowa



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Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.