

AUCTION

120 ACRES

2 Tracts

October 4th, 2008
Lincoln 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 Sale Information

Public Auction – Saturday, October 4th, 2008 – 1:30 P.M.

At the Onawa Community Center, 320 – 10th Street, Onawa, IA.

AUCTION SALE

Sellers: Sharon and Steven Wildemuth

Formerly the E.H. “Bus” & Ruth Gulick Property

**120 ACRES MORE OR LESS OFFERED IN 2
INDIVIDUAL TRACTS**

**Located in Sections 2 and 3 of Lincoln 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 properties will be offered in individual tracts. The sale price of each tract 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: All successful 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 30 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 2008 and 2009. Full farming rights will be given March, 1, 2010. Real Estate Taxes will be prorated to date of closing. The closing will be handled by Attorney Michael Paul Jensen, 710 Iowa Avenue, Onawa, Iowa 51040, and Ph: 712-423-1652.

TITLE: Sellers shall provide Warranty Deeds.

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.

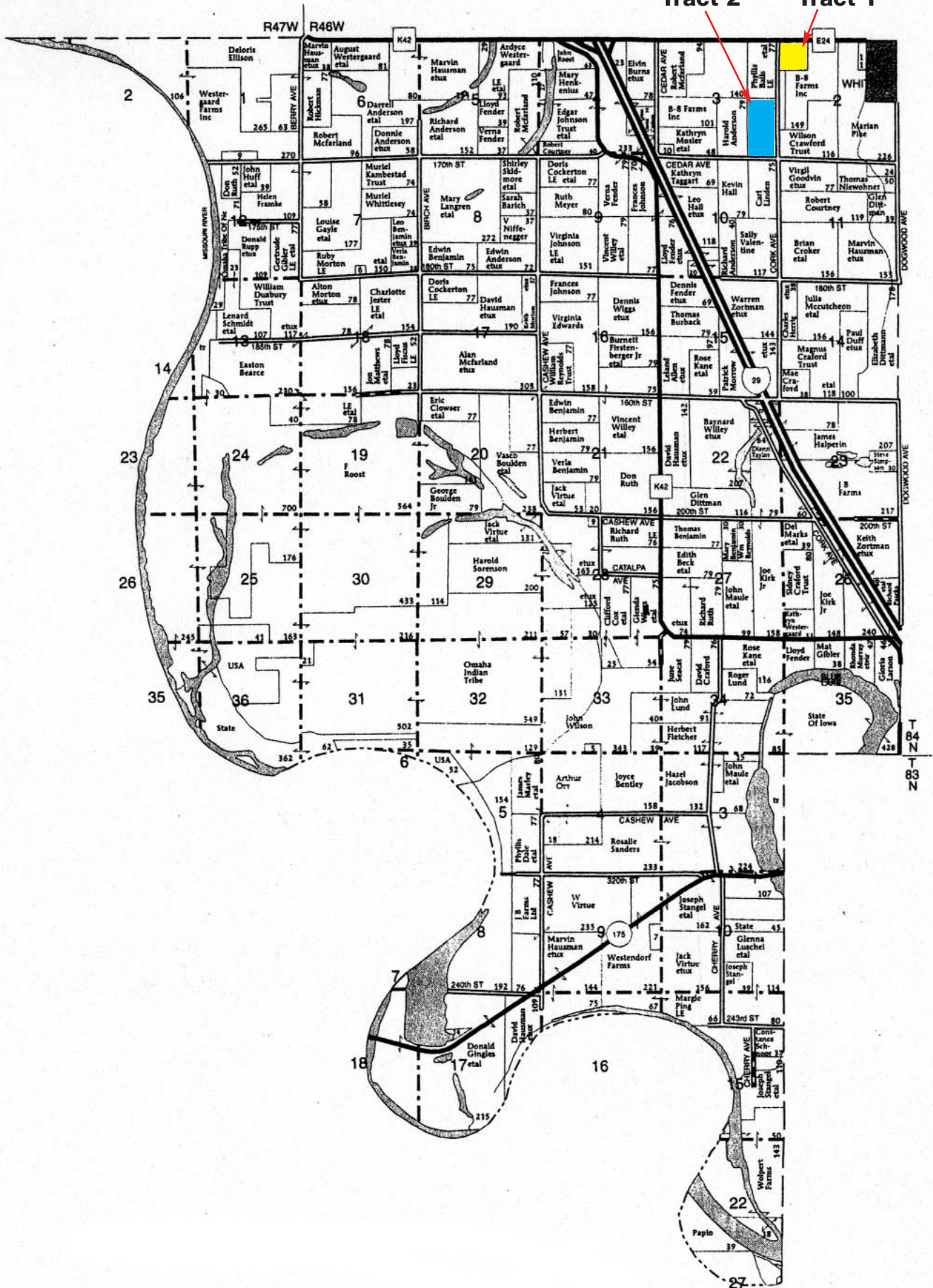
NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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

SELLERS: Sharon and Steven L Wildemuth - Formerly the E.H. "Bus" & Ruth Gulick Property

LINCOLN TOWNSHIP

Tract 2 Tract 1



Tract #1

Farm Location – From Whiting, Iowa go west approximately 0.9 miles on 160th and the land will be visual looking south.

Legal Description – 40.75 acres – NW1/4 of NW1/4 of Section 02 – T84N – R46W, Monona Co., IA. Abstract legal to govern.

Crop Acres - 38.9 acres

Corn Base - 19.1 acres
DP & CC Yield - 102/113 bushels/acre
Soybean Base - 19.8 acres
DP & CC Yield - 29/35 bushels/acre

Real Estate Taxes - \$742.00
Taxable Acres - 40.75

Lease - Leased for 2008 and 2009 (cash rented for \$5000 per year). Buyer will receive only the 2009 rent.

Cropland CSR - 52.3

* Digitally mapped with AgriData software

Here is an opportunity to own a productive 40 + acre parcel of farmland ideally located along paved road close to major elevators.



Aerial Map



map center: 42° 7' 12.39, 96° 9' 55.2
scale: 1:10455

Map provided by:



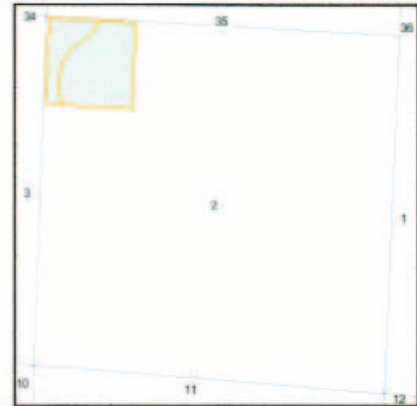
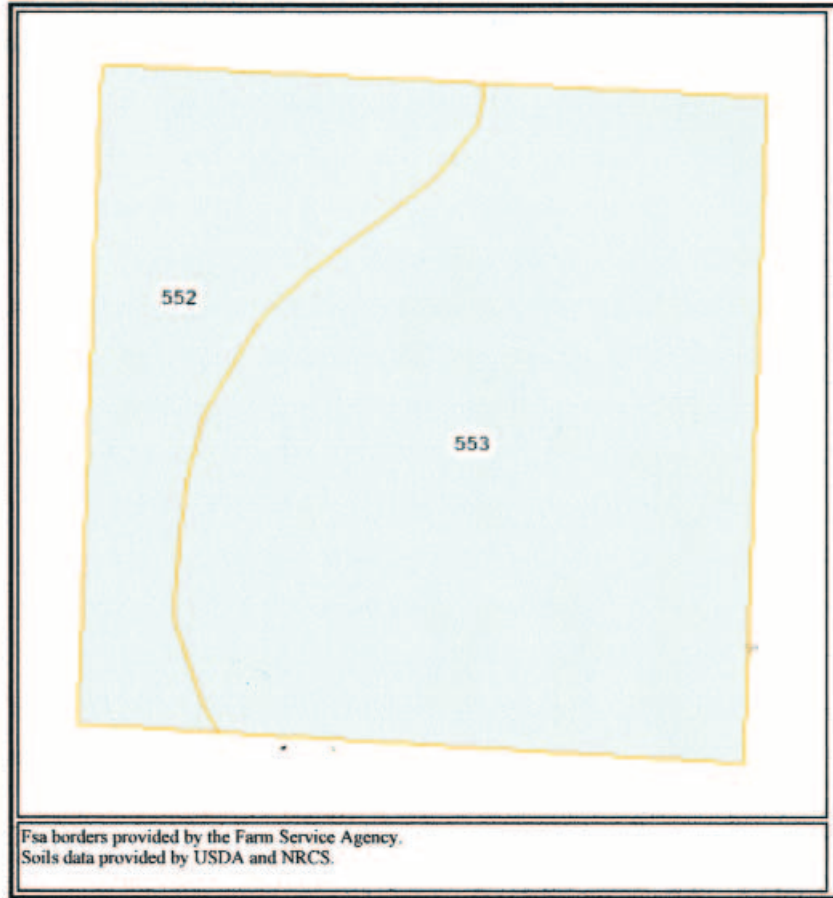
© AgriData, Inc. 2008
www.AgriDataInc.com

2-84N-46W
Monona County
Iowa



7/29/2008

Soils Map



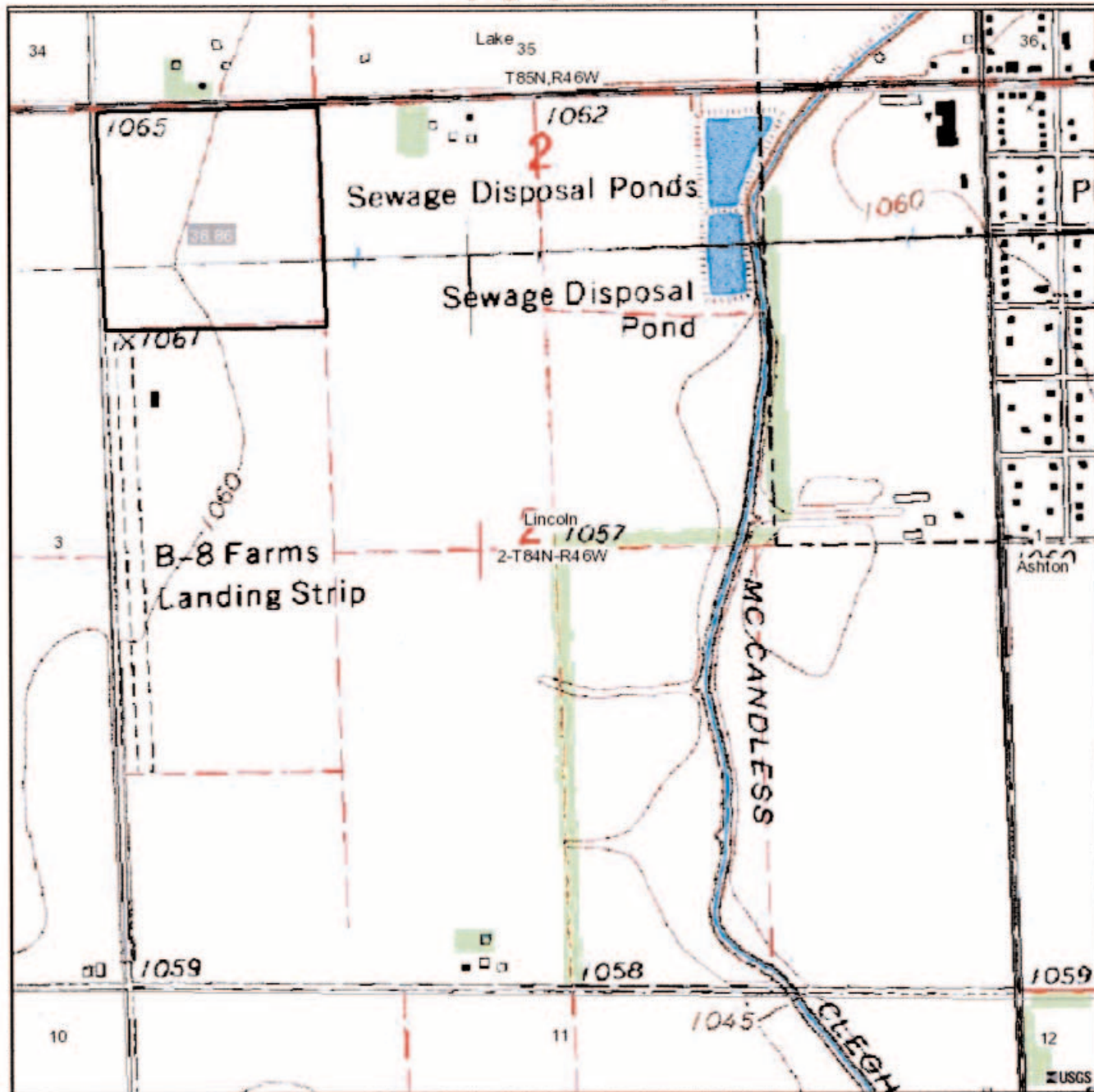
State: **IA**
 County: **Monona**
 Location: **2-84N-46W**
 Township: **Lincoln**
 Acres: **38.9**



© 2008 AgriData, Inc.
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
553	Forney silty clay, 0 to 2 percent slopes, rarely flooded	28.4	73.0%	IIIw	IIIw	55	5.0	3.0	124	2.5	55	4.1	34
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	10.5	27.0%	IIIw	IIIw	45	5.5	3.3	135	2.7	60	4.5	37
Weighted Average						52.3	5.1	3.1	127	2.6	56	4.2	35

Topography Map



map center: 42° 7' 12.39, 90° 9' 55.2
scale: 1:10455

Map provided by:

© AgriData, Inc. 2008
www.AgriDataInc.com

2-84N-46W
Monona County
Iowa



7/29/2008

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

Tract #2

Farm Location – From Whiting, Iowa go west 1 mile on 160th, turn south on Cork Avenue and drive 0.8 miles. The land lies on the west side of the road from this point.

Legal Description – 80 acres – E1/2 of SE1/4 of Section 03 – T84N – R46W, Monona Co., IA. Abstract legal to govern.

Crop Acres - 75.07 acres

Corn Base - 38.2 acres

DP & CC Yield - 102/113 bushels/acre

Soybean Base - 36.9 acres

DP & CC Yield - 29/35 bushels/acre

Real Estate Taxes - \$1,660.00

Taxable Acres - 77

Lease - Leased for 2008 and 2009 (cash rented for \$10,000 per year). Buyer will receive only the 2009 rent.

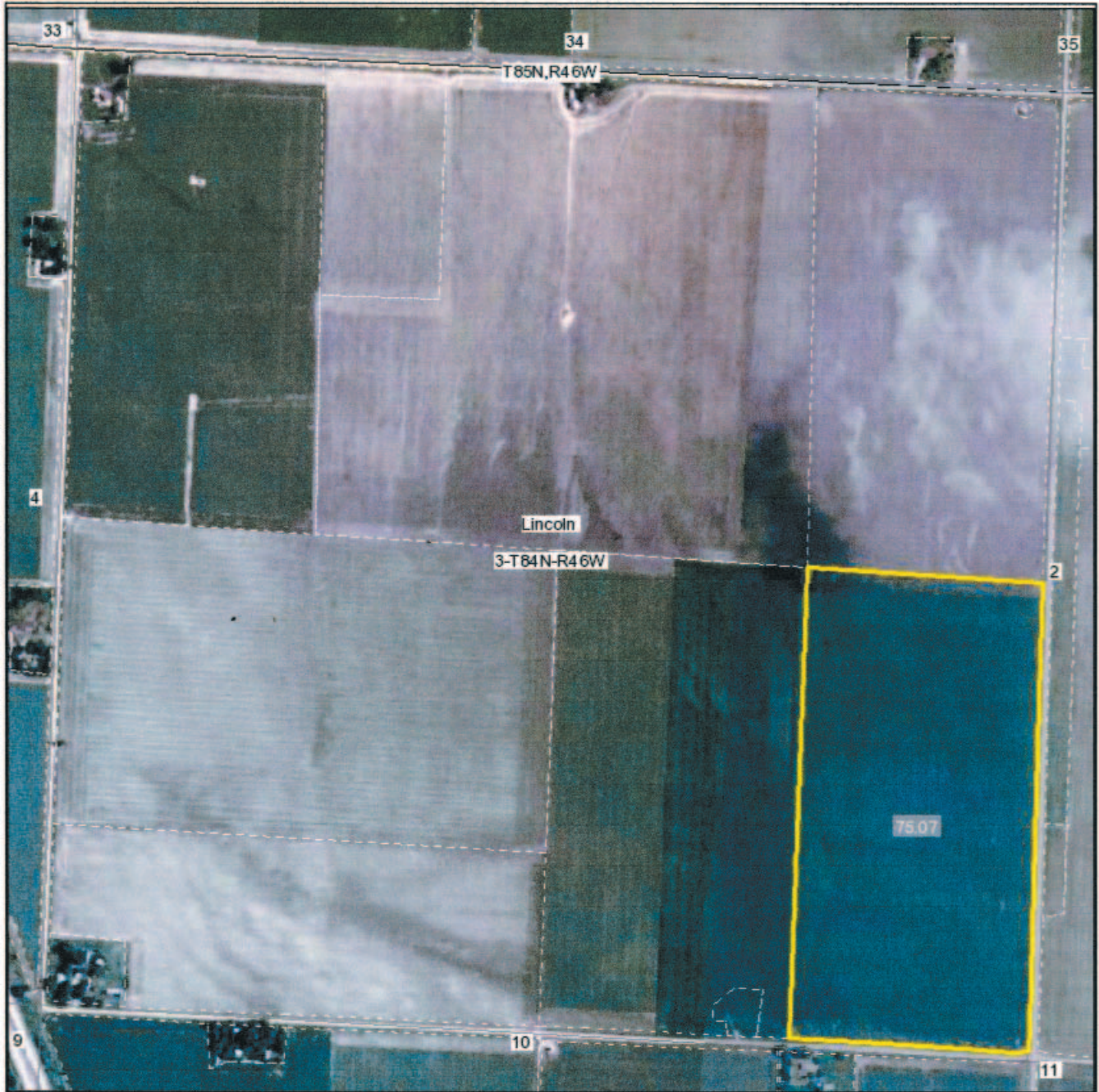
Cropland CSR - 72.6

* Digitally mapped with AgriData software

Here is an opportunity to own a very productive 80 acre parcel of farmland ideally located.



Aerial Map



map center: 42° 7' 13.94, 96° 11' 5.6
scale: 1:10203

Map provided by:



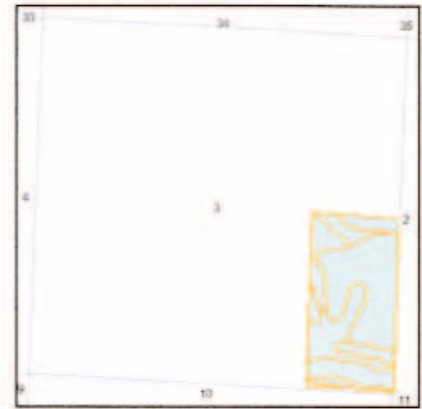
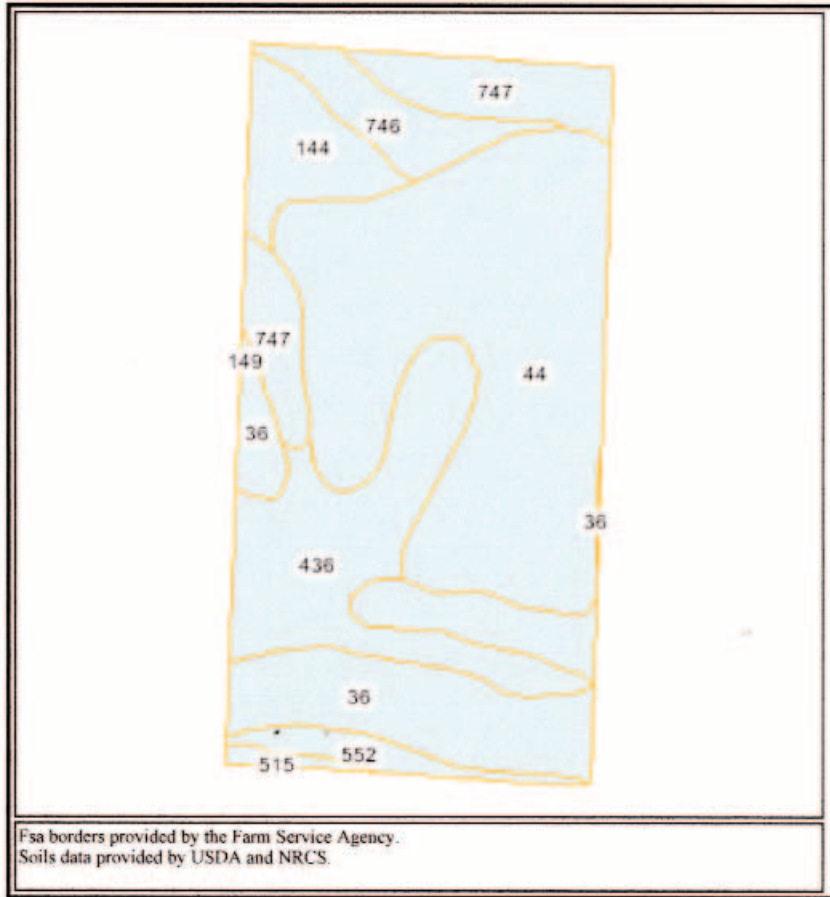
© AgriData, Inc. 2008
www.AgriDataInc.com

3-84N-46W
Monona County
Iowa



7/29/2008

Soils Map



State: **IA**
 County: **Monona**
 Location: **3-84N-46W**
 Township: **Lincoln**
 Acres: **75.1**




 CUSTOMIZED ONLINE MAPPING
 © 2008 AgriData, Inc.
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Brome-grass-alfalfa	Brome-grass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome-grass	Soybeans
44	Blencoe silt clay, 0 to 2 percent slopes, rarely flooded	31.5	41.9%	IIw		70	6.0	3.6	147	3.0	66	4.9	40
36	Salix silty clay loam, 0 to 2 percent slopes, rarely flooded	13.5	18.0%	I	I	85	5.0	0	138	0	80	0	49
436	Lakeport silty clay loam, 0 to 2 percent slopes, rarely flooded	12.7	16.9%	I		80	9.2	5.5	171	3.4	76	5.7	46
747	Rodney silty clay, 0 to 2 percent slopes, rarely flooded	6.7	8.9%	I	I	58	5.7	3.4	141	2.9	63	5.0	38
144	Blake silty clay loam, 0 to 2 percent slopes, rarely flooded	4.5	6.0%	I	I	75	8.7	5.2	161	3.2	72	5.3	44
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	3.6	4.8%	I	I	65	5.9	3.8	155	4.0	69	5.5	41
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	2.0	2.7%	IIIw	IIIw	45	5.5	3.3	135	2.7	60	4.5	37
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	0.5	0.7%	IIw	IIw	55	6.7	4.0	124	2.5	55	4.1	34
	Modale silt loam, 0 to												
149	2 percent slopes, rarely flooded	0.1	0.1%	I	I	68	8.4	5.0	154	3.1	69	5.2	42
Weighted Average						72.6	6.5	3.4	150	2.6	70	4.2	43

Topography Map



map center: 42° 7' 13.94, 90° 11' 5.6
scale: 1:10203

Map provided by:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2008
www.AgriDataInc.com

3-84N-46W
Monona County
Iowa



7/29/2008

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