

# AUCTION

Nearly 300 ACRES

2 Tracts

November 21st, 2009

West Fork 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

**Loretta & Andrea McCall**, Clerks



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



**Farmland Sale Information**

Public Auction – Saturday, November 21, 2009 – 10:30 A.M.

At the Sloan Community Hall, 423 Evans Street, Sloan, IA.

**AUCTION SALE**

**Sellers: Robert N. Byers Revocable Trust**

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

**Sections 10, 11, and 2 of West Fork Township, Monona  
County, Iowa**

**Prepared by:**

**McCall Auctions & Real Estate**  
706 Iowa Avenue, Onawa, IA 51040  
(712) 423-1901 [www.McCallAuctions.com](http://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 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 Dale Smith Attorney, 423 Evans St., Sloan, Iowa 51055, and Ph: 712-428-3822.

**TITLE:** Seller 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.

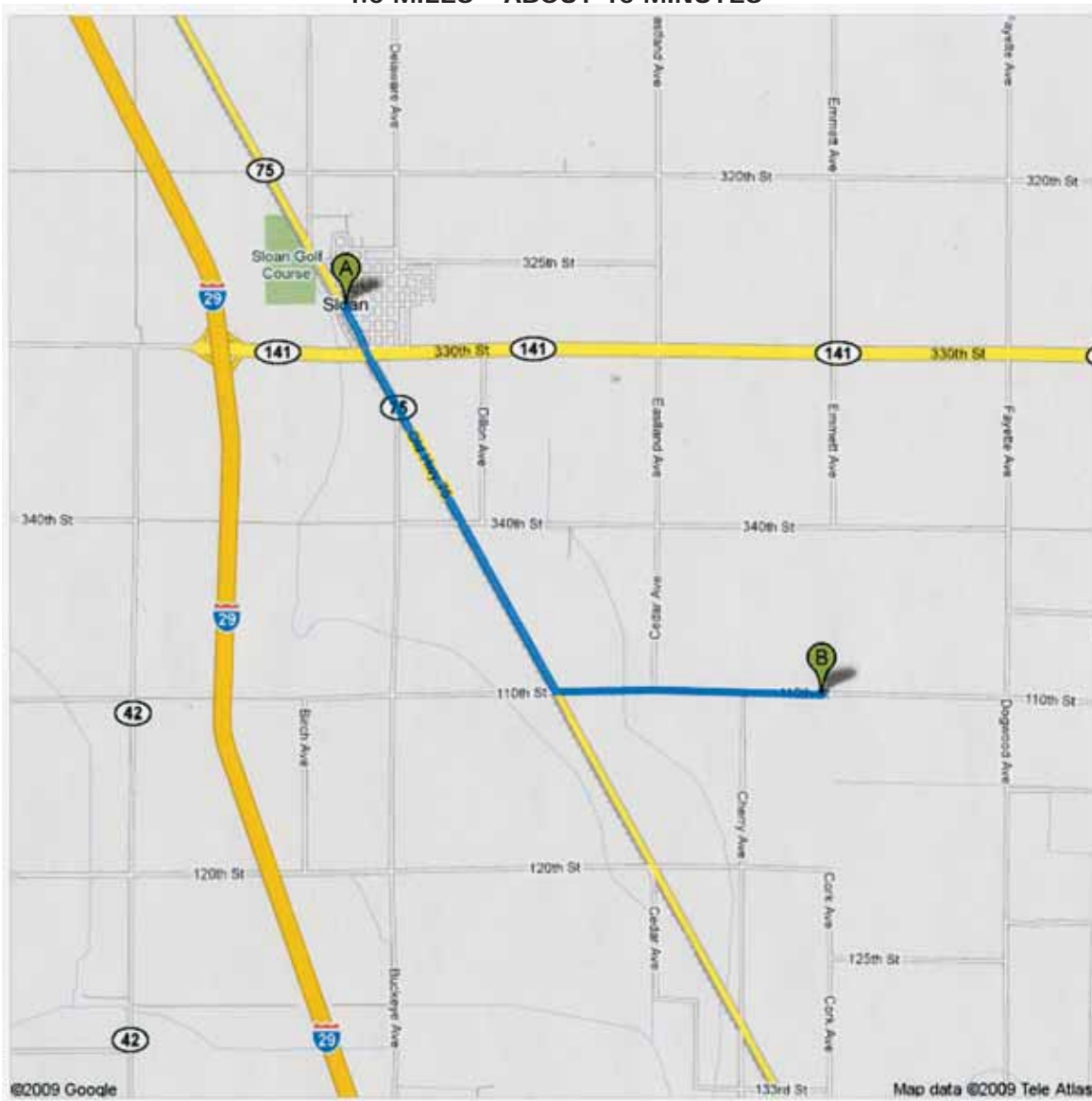
**NOTE:** Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from McCall Auctions & Real Estate.

**SELLERS:** Robert N. Byers Revocable Trust



# DIRECTIONS TO 110TH ST.

4.0 MILES - ABOUT 10 MINUTES



Sloan, IA

1. Head **south** on **Evans St** toward **IA-75/Johnson St** go 194 ft  
total 194 ft
- ↩ 2. Slight **left** at **County Hwy-K45/IA-75/Johnson St** go 2.5 mi  
Continue to follow **County Hwy-K45** total 2.5 mi  
About 6 mins
- ↩ 3. Turn **left** at **110th St** go 1.5 mi  
Destination will be on the right total 4.0 mi  
About 4 mins



110th St

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

## **Tract #1**

**Farm Location** – From Sloan, IA. go 2.5 miles south on Old Hwy 75, turn left on 110th Street and travel 1.5 miles. From this location if you look south you will be looking over the property.

**Legal Description** – 229 acres - NE1/4 of Section 10 – T85N – R46W, Monona Co., IA. and E1/2 of NW1/4 of Section 11 – T85N – R46W, Monona Co., IA. minus 2 acreage locations. Abstract legal to govern.

**Crop Acres** - 226.34 acres

**Corn Base** - 113.8 acres  
**DP & CC Yield** - 97/134 bushels/acre  
**Soybean Base** - 112.5 acres  
**DP & CC Yield** - 36/43 bushels/acre

**Real Estate Taxes** - \$5,425.51(gross)  
**Taxable Acres** - 229.85

**Lease** - Leased for 2009

**Cropland CSR** - 68.2

\* Digitally mapped with AgriData software

**Here is an opportunity to own 230 acres of some of Iowa's finest farmland. The access to Old Hwy 75 and I-29 is ideal and there are 4 local elevators close by.**

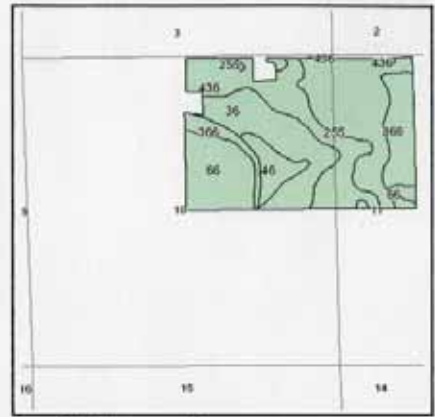
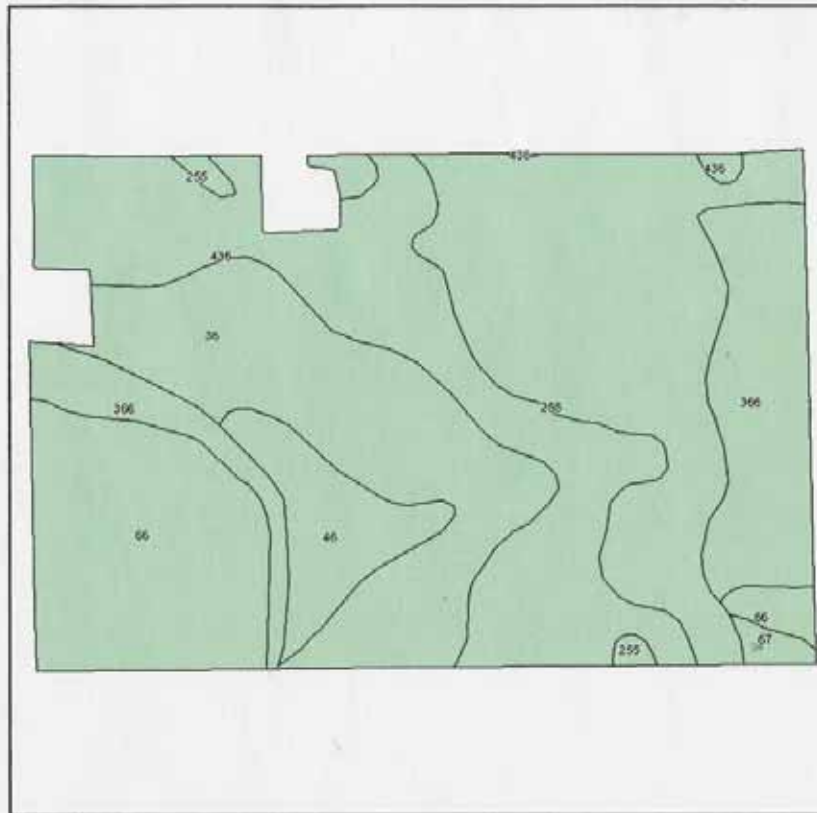


**AERIAL MAP**



**10-85N-46W  
Monona County  
Iowa**

# SOILS MAP



State: **Iowa**  
 County: **Monona**  
 Location: **010-085N-046W**  
 Township: **West Fork**  
 Acres: **226.3**

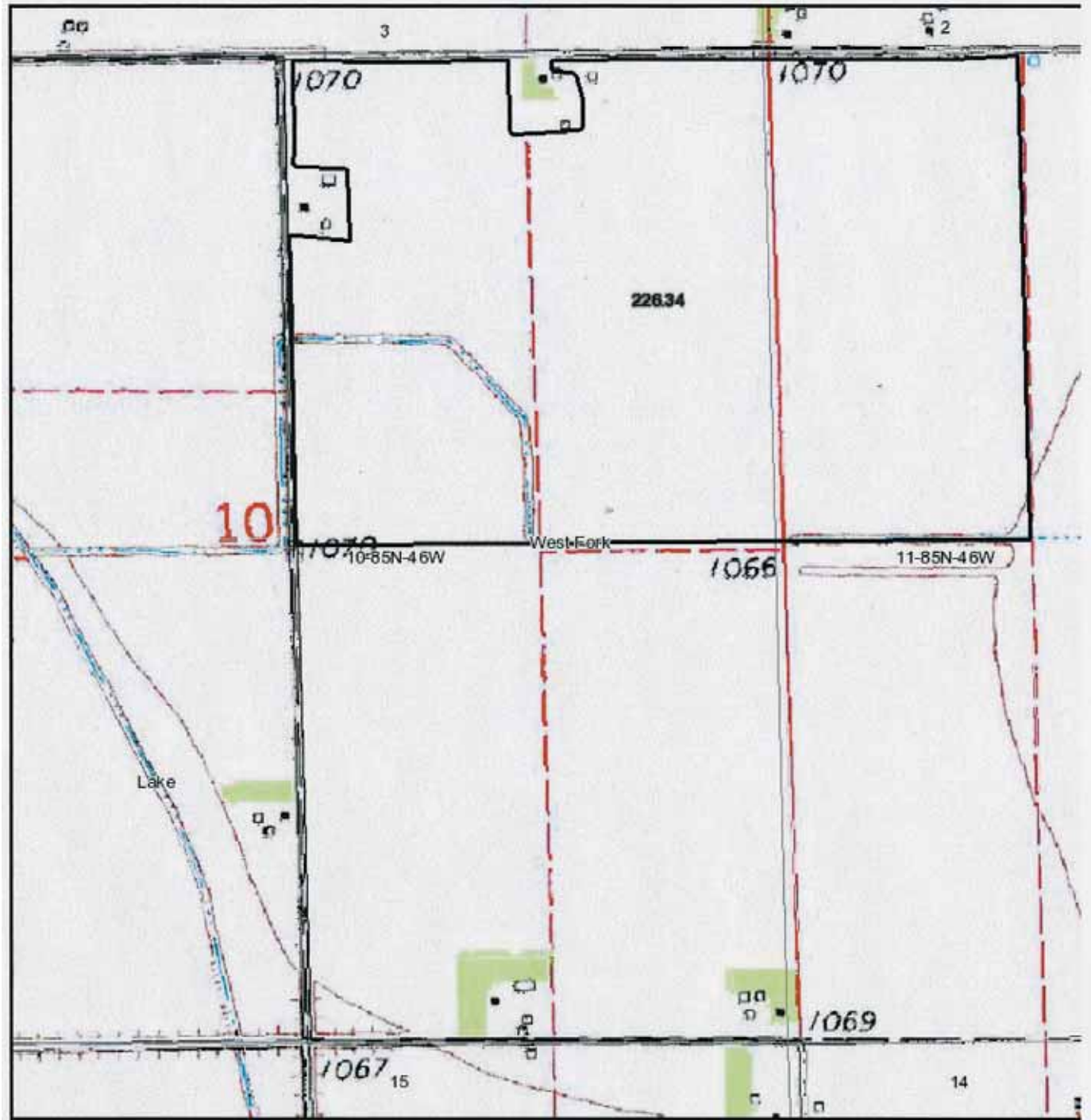


Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybear
255	Cooper silty clay loam, 0 to 2 percent slopes, rarely flooded	56.3	24.9%	IIw		70	6.5	5	168	3.1	69	5.2	4
436	Lakeport silty clay loam, 0 to 2 percent slopes, rarely flooded	50.7	22.4%	I		80	7.1	5.5	181	3.4	76	5.7	4
36	Salix silty clay loam, 0 to 2 percent slopes, rarely flooded	42.2	18.6%	I	I	85	5.7		188		80	4.6	4
66	Luton silty clay, 0 to 2 percent slopes, rarely	34.3	15.2%	IIIw		40	4.1	2.4	127	2	44	3.3	2

	flooded												
366	Luton silty clay loam, 0 to 1 percent slopes, rarely flooded	29.4	13.0%	Illw		45	4.6	2.7	134	2.2	49	3.6	3
46	Keg silt loam, 0 to 2 percent slopes, rarely flooded	11.9	5.3%	I		90	7.8	6.4	195	3.7	84	6.2	5
67	Woodbury silty clay, 0 to 2 percent slopes, rarely flooded	1.5	0.7%	Illw		55	5.1	3	147	2.5	55	4.1	3
<b>Weighted Average</b>						<b>68.2</b>	<b>5.9</b>	<b>3.6</b>	<b>165.4</b>	<b>2.3</b>	<b>67</b>	<b>4.8</b>	<b>40</b>

# TOPOGRAPHY MAP



10-85N-46W  
Monona County  
Iowa

## **Tract #2**

**Farm Location** – From Sloan, IA. go 2.5 miles south on Old Hwy 75, turn left on 110th Street and travel approximately 2 miles. From this location if you look north you will be looking over the property.

**Legal Description** – 69 acres - Part of E1/2 of the SW1/4 of Section 2 – T85N – R46W, Monona Co., IA. Abstract legal to govern.

**Crop Acres** - 66.8 acres

**Corn Base** - 33.9 acres

**DP & CC Yield** - 97/134 bushels/acre

**Soybean Base** - 32.9 acres

**DP & CC Yield** - 36/43 bushels/acre

**Real Estate Taxes** - \$1,646.97(gross)

**Taxable Acres** - 68.65

**Lease** - Leased for 2009

**Cropland CSR** - 54.8

\* Digitally mapped with AgriData software

**Here is an opportunity to own a smaller tract of 69 acres if that would work better into your farming operation. The access to Old Hwy 75 and I-29 is ideal and there are 4 local elevators close by.**

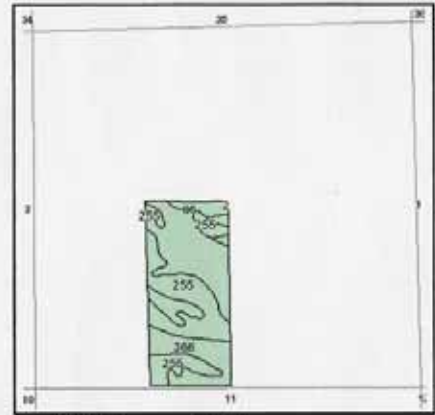
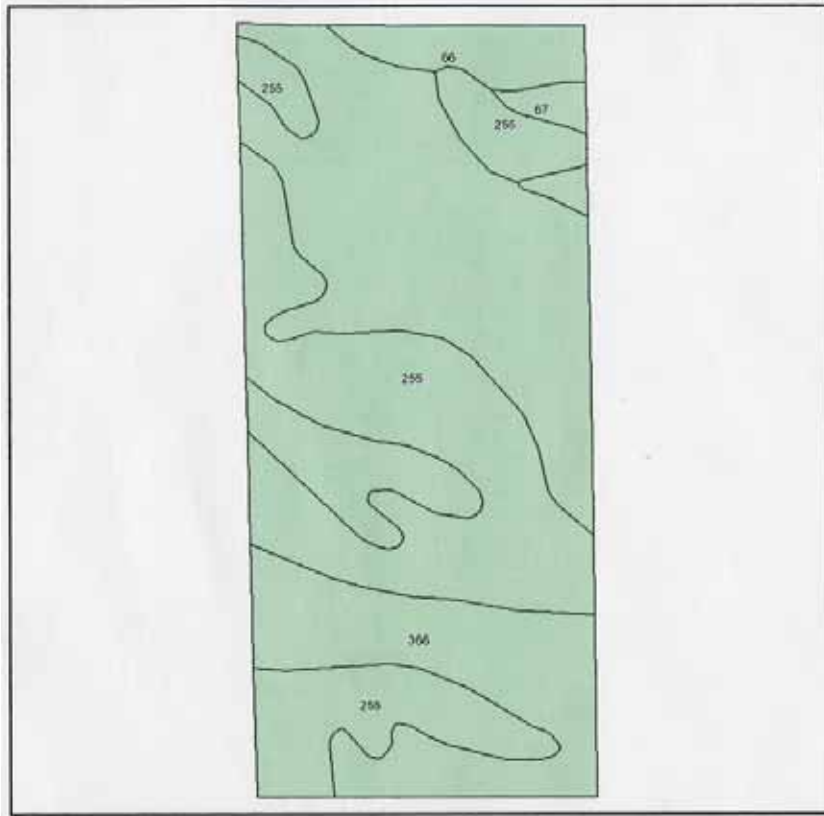


# AERIAL MAP



**2-85N-46W**  
**Monona County**  
**Iowa**

# SOILS MAP



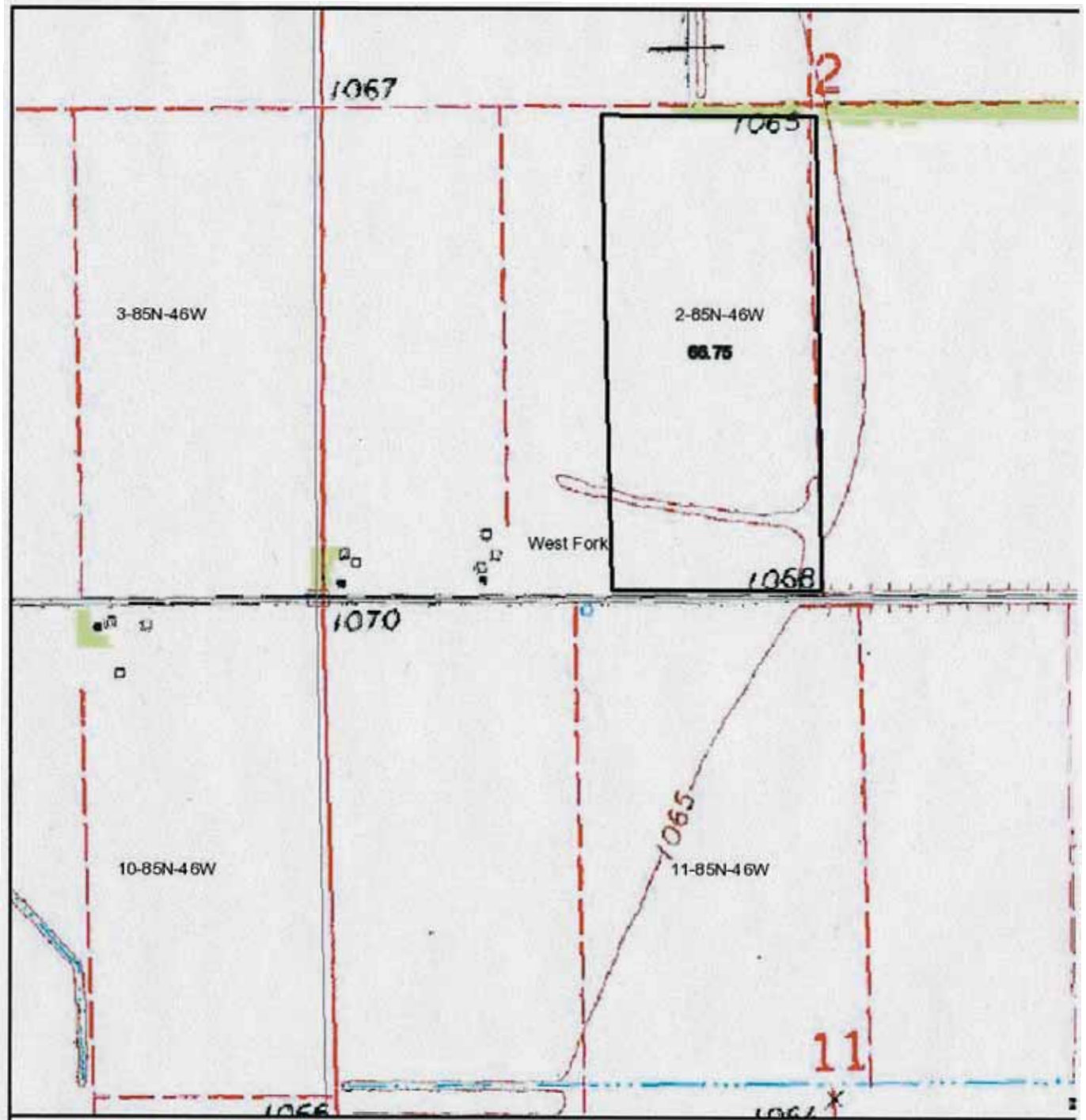
State: **Iowa**  
 County: **Monona**  
 Location: **002-085N-046W**  
 Township: **West Fork**  
 Acres: **66.8**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
366	Luton silty clay loam, 0 to 1 percent slopes, rarely flooded	36.2	54.2%	IIIw	45	4.6	2.7	134	2.2	49	3.6	30
255	Cooper silty clay loam, 0 to 2 percent slopes, rarely flooded	26.4	39.5%	IIw	70	6.5	5	168	3.1	69	5.2	42
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	3	4.4%	IIIw	40	4.1	2.4	127	2	44	3.3	27
67	Woodbury silty clay, 0 to 2 percent slopes, rarely flooded	1.2	1.8%	IIIw	55	5.1	3	147	2.5	55	4.1	34
<b>Weighted Average</b>					<b>54.8</b>	<b>5.3</b>	<b>3.6</b>	<b>147.2</b>	<b>2.5</b>	<b>56.7</b>	<b>4.2</b>	<b>34.6</b>

TOPOGRAPHY MAP



2-85N-46W  
Monona County  
Iowa