

High Quality LAND AUCTION

90.46 Acres, m/l, Section 13, Kennebec Township, Monona County, IA

Saturday, December 7, 2019 • 10:00 A.M.
Auction Site: Onawa Community Center, 320 10th St., Onawa



Property Location: From Castana, Iowa, at Hwy 175 head West on CR-L20 driving 2.1 miles. Land is located on right side.

Legal Description: Parcel Legal: Located in Section 13 -84-44 Kennebec Township, Monona County, Iowa. (Abstract to Govern)

Real Estate Tax: Annual Tax: \$3,420 Net Taxable Acres: 90.46

FSA Data: Farmland Acres: 92.53; Crop Acres: 84.93; Corn Base: 43 Ac.; Corn PLC Yield: 185 Bu.; Bean Base: 41.90 Ac.; Bean PLC Yield: 51 Bu.

Soil Types/Productivity: Primary soil is Monona silt loam, terrace 46.9% and Kennebec silt loam 26.7% and Napier silt loam 15.2%. See soil map for details.

• CSR2: 91.6 per 2019 AgriData, Inc., based on FSA crop acres.

• CSR: 79.8 per 2019 AgriData, Inc., based on FSA crop acres.

Land description: Mostly Level

Buildings/Improvements: None

Auction Information

Method of Sale: • Property will be offered as a single tract of land • Bids will be \$/acre x 90.46 Acres • Sellers reserves the right to refuse any and all bids.

Sellers: Liz and Linelle Company, LLC

Closing Agent: Matt Minnihan, Attorney

Agency: McCall Auctions and Real Estate and their representatives are Agents for the Sellers.

Terms of Possession: 10% down payment required the day of the sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 17, 2020 or

after any objections to title have been cleared. Final settlement will require certified funds or wire transfer. Full Possession will be given March 1, 2020. Taxes will be prorated.

Announcements: Property is 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 Sellers 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 Sellers 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 Sellers' at the auction are final.

Contact: Russ McCall Ph.
712-420-3004 for further information

Sale information & pictures of
everything available at:
www.McCallAuctions.com

Russ & Brent McCall
Auctioneers

Loretta McCall, Clerk

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Auction Conducted By:

McCall

AUCTIONS &
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