



AUCTIONS &  
REAL ESTATE

905 Iowa Avenue, Onawa, IA • 712-420-3004

# Live Public Land Auction

304.91 Acres, m/l, in Sections 8 and 9, Lincoln Twp., Monona County, Iowa (Offered in 2 Parcels)

## Friday, January 24, 2025 Starting at 10:00 A.M.

### Farm Description

Selling Two Parcels of Productive Western Iowa/ Monona County Farmland. Each parcel has received excellent farm management practices. These farms have each experienced long-term ownership. (The first 12 still photos here show Parcel 1 and then thereafter there are 19 photos showing Parcel 2)

### Legal Descriptions

**Parcel 1** - 8-83N-46W Lincoln Twp., Monona County, Iowa. Abstract to Govern.

**Parcel 2** - 9-83N-46W Lincoln Twp., Monona County, Iowa. Abstract to Govern.

### Soil Types/Productivity

See soil map for details, 2023 AgriData, Inc.

- **Parcel 1** - Primary soil Albaton silty clay, and Onawa silty clay. • CSR2 Average: 61.2
- **Parcel 2** - Primary soil Albaton silty clay, and Owego silty clay, and Onawa silty clay. • CSR2 Average: 62.9

### Land Descriptions

- **Tract 1** – Level Bottom Land suitable for Pivot Irrigation.

- **Tract 2** – Level Bottom Land suitable for Pivot Irrigation.

### Buildings/Improvements

With Parcel Two there is Present along west road Cashew Ave an older well head. Parcel One currently has Pipelines on approx. 0.44 acres. If there is any information to share regarding Pipeline on Auction Day we will report it.

### Method of Sale

- Property will be offered as two individual tracts of land
- Bids will be \$/acre x 75.89 Acres for Parcel 1
- Bids will be \$/acre x 229.02 Acres for Parcel 2
- Seller reserves the right to refuse any and all bids.

### FSA Data

The following FSA Data has both Parcel One and Two together currently. Buyers will have to take a Deed of Ownership to FSA getting them split if sold separately. Combined Farmland Acres for the two parcels is 309.42, Combined Cropland Acres 303.92, Corn Base Acres 148.90, Soybean Base Acres 154, Combined PLC Corn Yield 125, and Combined PLC Soybean Yield 34.

**Parcel 1** - FSA Data Tract 1655 • Cropland Acres: 75.57

**Parcel 2** - FSA Data Tract 1655 • Cropland Acres: 226.67



## Auction Location: Onawa Community Center – 320 10th St., Onawa, IA 51040



PARCEL 1



### Farm Locations

**Parcel 1** - From Onawa, IA Near McDonald's: Depart and head west on IA-175 / Iowa Ave for 4.8 miles. At this point you will be located at the SE corner of Parcel One. Land lies north of Hwy 175. Watch for Signs.

**Parcel 2** - From Onawa, IA Near McDonald's: Depart and head west on IA-175 / Iowa Ave for 3.9 miles. At this point you will be located at the SE corner of Parcel Two. Land lies north and westerly of Hwy 175. Watch for Signs.

### Real Estate Taxes

- **Parcel 1** - Annual Tax: \$2,590 ➤ **Parcel 2** - Annual Tax: \$8,088
- Net Taxable Acres: 75.89 Net Taxable Acres: 229.02

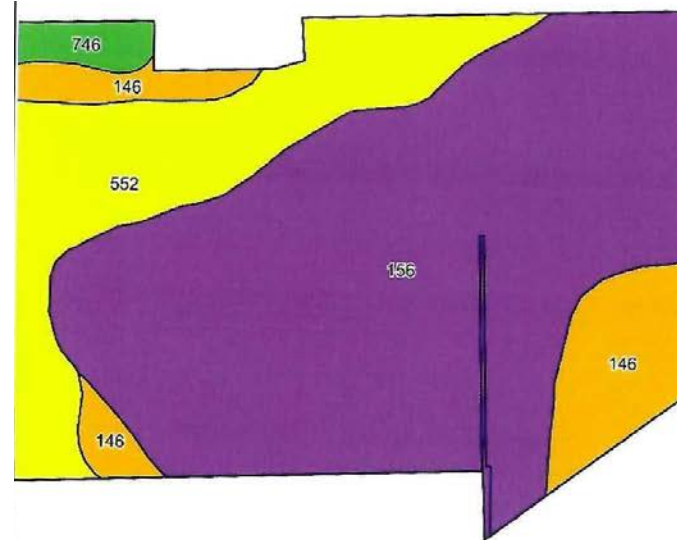
Contact Russ McCall at 712-420-3004 or Brent McCall at 402-681-4774 for further information.

**Seller:** W. Wayne Virtue Revocable Trust

**Attorney:** Dale Smith, PO Box AC, Sloan, IA 51055, Ph. 712-428-3822

**Terms and 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 March 28, 2025, or after any objections to title have been cleared. Landlord Possession at Closing subject to the continuous rights of the 2025 Crop Year to Tenants Hobbs Family Farms, Inc. and Kyler L. Hobbs. Notice was not given. Buyer or Buyers shall receive on Crop Acres as follows \$20,002.67 for Rent on Parcel One and \$59,997.33 for Rent on Parcel Two due after Closing by Tenants Hobbs Family Farms, Inc. and Kyler L. Hobbs. Taxes will be prorated to date of closing.

**Announcements:** 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 Seller 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 at the auction are final. Parcels are subject to any Easements of Record.



PARCEL 2



## Sale Information, Maps, Photos and Drone Fly Over available at: [McCallAuctions.com](http://McCallAuctions.com)

Auction Conducted by [McCall Auctions and Real Estate](http://McCall Auctions and Real Estate) • Russ and Brent McCall, Auctioneers • Loretta McCall, Clerk