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905 Iowa Avenue, Onawa, IA • 712-423-1901

# LAND 129.20 Acres AUCTION

Great Tract of Farmland Ideally Located

Friday, November 17, 2023 - 10:00 a.m.



**129.20 Cropland Acres in Section 3 of Lincoln Township, Monona County, Iowa**

**Auction Location:** Onawa Community Building – 320 10th Street, Onawa, IA. 51040

**Farm Location:** Onawa, Iowa – West of Onawa, Iowa on IA-175 for 3 miles, turn right going North onto Cherry Avenue.

At this point you will be at the southeast corner of the land which lies on the west side of pavement. Look for sign.

**Legal Description!** All that part of the South Half of the Northwest Quarter of Section 3, in Township 83, Range 46 lying west of the public road now located; also all that part of the North Half of the Northwest Quarter of said Section 3, in Township 83, Range 46, lying west of said public road as now located, all in Monona County, Iowa. Abstract to Govern. 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 Sellers at the auction are final.



## Real Estate Tax

Annual Tax: \$4,900 • Taxable Acres: 132.4

## FSA Data Farm 998 Tract 394

Farmland Acres: 129.20, Effective DCP

Cropland Acres: 129.20

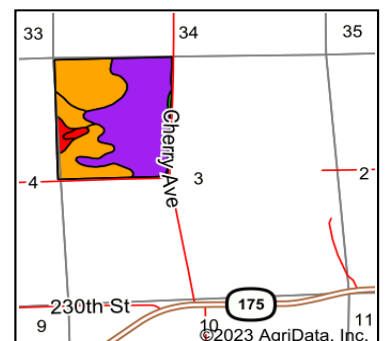
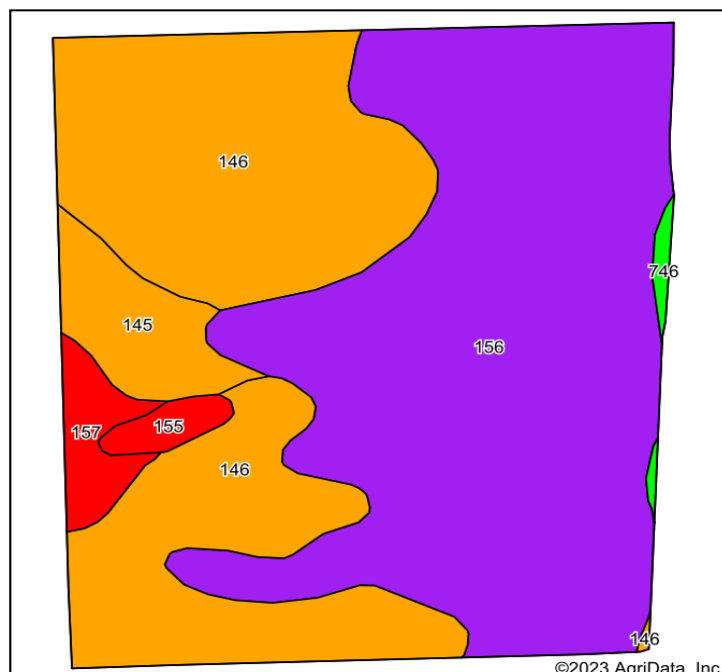
Corn Base: 64.70 Ac. • Bean Base: 64.40 Ac.

## Soil Types/Productivity

Primary soils are Albaton silty clay, Onawa silty clay - See soil map for details.

• CSR2: 66.2 per 2023 AgriData, Inc.

## Soils Map



State: **Iowa**  
County: **Monona**  
Location: **3-83N-46W**  
Township: **Lincoln**  
Acres: **129.2**  
Date: **9/21/2023**

**McCall**  
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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: 1A133, Soil Area Version: 34									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	68.59	53.1%		IIw		58	55	49
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	48.30	37.4%		IIw	IIw	79	65	60
145	Onawa silt loam, 0 to 2 percent slopes, rarely flooded	6.49	5.0%		IIw		78	67	68
157	Albaton silt loam, 0 to 2 percent slopes, rarely flooded	3.46	2.7%		IIIw		35	58	57
155	Albaton silty clay loam, 0 to 2 percent slopes, rarely flooded	1.62	1.3%		IIIw		35	56	56
746	Lossing silty clay, 0 to 2 percent slopes, rarely flooded	0.74	0.6%		I	I	98	65	63
Weighted Average					2.56	*-	66.2	59.5	*n 54.4

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

## 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 Friday, January 12, 2024 or after any objections to title have been cleared. Full Possession with full Farming Rights March 1, 2024. Taxes will be prorated to date of closing.

## Sellers:

Lori Bermel, Leah Marotz, Lisa Ryan & William S. Jacobson Estate, Ruth Elenteny, Executor.

## Contact:

Brent McCall Ph. 402-681-4774 or  
Russ McCall Ph. 712-420-3004 for further info.

**Complete Details, Photos and Maps available at: [www.McCallAuctions.com](http://www.McCallAuctions.com)**

Auction Conducted by **McCall Auctions and Real Estate** • Russ and Brent McCall, Auctioneers • Loretta McCall, Clerk