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- Farm Management
- Real Estate Sales
- Land Rent Negotiation
- Accounting Services

Over 20 years experience in farm management and retail agriculture.

FOR SALE
THE SHAY COMPANY LLC
REAL ESTATE
641-340-4110
www.theshaycompany.com



Cody Shay, CCA, Broker, Licensed in Iowa
Brandi Shay, MBA

REAL ESTATE

FARMS FOR SALE
65 Acres, 2 miles East of Martensdale on south side of paving, 40 row crop, 10 timber, 13 pasture or sodbust, fantastic location, recreation & income.
Black Gold Realty
515-681-6310
blackgoldrealty@gmail.com

LAKESHORE ES-ATES: 3088 120th Avenue, 3 miles west of Cumming. 3 Acre to 10 acre lots, \$69,900 to \$159,900, 10 minutes to W.D.M., taking reservations. Call for appointment.
Black Gold Realty
515-681-6310

LAND FOR SALE
17.48± Acres • Decatur County, Iowa



Farmers National Company

- Buildable site on pavement
- Small pond on back of the property
- More land available on south side of Lineville Road upon request

For property details, please contact:
David Whitaker, ALC/Area Sales Manager
Ames, Iowa
(515) 221-9950 or (515) 460-8585
DWhitaker@FarmersNational.com
www.FarmersNational.com/DavidWhitaker

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Madison County Farm For Sale By Owner

80 acres pasture land with pond and creek; no buildings; 50.3 CSR2. Leased through December 2020, although the lease could be assumed by a current buyer.

Located east of Macksburg on the Macksburg Road (Madison County G61); approximately 15 miles southwest of Winterset. Priced at \$360,000 (\$4,500 per acre).

Contact Richard Tucker at
(515) 238-3833

FIND IT ONLINE
WWW.EXCHANGELINE.COM

302 E MAIN ST, LAMONI, IA: Turn-key business for sale. Selling the Lamoni Car Care center that includes a Tire Shop, Gas Station and Office. Tire Shop is 64x40 with 2 - 13'6" x 11' shop doors, 12K+ Hunter Lift, Coats Tire Machine, Coats Balance Machine, Ingersoll Rand Air Compressor, Air Bong, Schumacher charger, Oil Bucket, Floor jack, O2/acetylene tanks, bead breaker and more. Gas Station with 2 bays and ALM 12K Lift, bulk oil tanks, big max heater and more. Office has red jacket monitoring system and gas boy computers. See full details in the photos and take advantage of setting up your own business in the heart of Decatur County!

222 BROADWAY, DIAGONAL, IA: Commercial property on main highway through Diagonal, formerly Taylor Fiberglass. Office in the front, heated/cooled shop with concrete floors and drains, 3 overhead doors and 1/2 bath, this building is ready to house your business.

510 CENTRAL, BEDFORD, IA: Commercial property with shop, overhead storage, storage bays and office. Extensive interior and exterior work has been done to this property. Alley overhead door 11'6" wide x 9'8" tall. Street overhead door 9'6" wide x 11'6" tall. Endless possibilities!

507 CENTRAL, BEDFORD, IA: Very nice commercial building, extensive work done inside and out. Main floor currently divided into offices, all walls could be removed for open floor plan. Lean-to storage south side of building with 11'8" wide by 11' 10" tall door. Main building street side 9'6" wide x 9'2" tall. Alley access rear overhead doors 2x - 11'6": wide x 11' tall. Basement entrance, good solid basement with drains. Many opportunities to make this building what you need.

683+ ACRES WAYNE COUNTY: Turn-key cattle operation with pasture, hay and row crop potential, modern cattle facility, weaning pens, calving barns, house and shop. Hunting and fishing. Can divide into two or more tracts, west of Hwy 65 425 acres m/l that will include 1596 sf ranch home with detached garage, cattle barns with calving pens or east of Hwy 65 258 m/l acres.

252 +/- NET TAXABLE ACRES RINGGOLD & DECATUR COUNTIES: 252 net taxable acres in Ringgold and Decatur Counties, Iowa. Great for avid hunter, row crop farmer, cow/calf operator, or are looking to background/finish cattle. The feed lot in SE corner features 20x50 barn, 4-100 hd pens, rural water, 592' of fence-lined bunks with concrete working facility. Pasture has water, 30x60 barn with working facility. **NEW PRICE!**

1620 +/- ACRES RINGGOLD AND DECATUR COUNTY, LAMONI: 1620 m/l acres turn-key ranch set up including house, machine shed, working cattle facilities under roof, certified weight scales, load out for pots/livestock trailers, fence line bunks, very good harvesters and bunker silo. Well water and rural water at building site. Good fence and ponds in each pasture. This would be an excellent set up for a cow/calf or stocker operation. Current manager would be willing to stay on-board for the right situation. \$3,700/Acre

11.3 ACRE BUILDING LOT, CRESTON: Beautiful property on the north east edge of Creston with highway access next to Hurley Creek. Exceptional opportunity to have an acreage in town for your forever home or investor building project.

Contact:
Jake Rice 641-202-3315
Adrian Wolfe 641-414-2256
410 S. Locust | Glenwood, IA 51534
jimhughesrealestate.com

RICE AUCTION COMPANY

JIM HUGHES REAL ESTATE
712-527-3114

RE/MAX

Julie Egli

RE/MAX Precision
101 E. Jefferson, Winterset, IA 50273

(515) 480-3037
julie@precisiondsm.com



FARMLAND FOR SALE
MODIFIED SEALED BID AUCTION

Offered for sale by Betty Jo Umble Revocable Trust and Donald and Marilyn Osborn Revocable Trust is the following land in Jasper County, Iowa:

- Tract 1 20.43 acres**
- Parcel "A" of the Southeast Quarter of the Southeast Quarter of Section 28, Township 78 North, Range 21 West of the 5th P.M., Jasper County, Iowa, as described in Plat of Survey at Instrument No. 2020-00002029
Parcel #: 16.28.400.007 (which includes part of former Parcel # 16.28.400.004)
- Tract 2 26.09 acres**
- Parcel "B" in the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 28, Township 78 North, Range 21 West of the 5th P.M., Jasper County, Iowa, as described in Plat of Survey at Instrument No. 2020-00002029.
Parcel #: 16.28.400.006 (which also includes former Parcel # 16.28.400.002 and part of Parcel # 16.28.400.004)
- Tract 3 113.48 acres**
- Parcel "C" in the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 28, Township 78 North, Range 21 West of the 5th P.M., Jasper County, Iowa, as described in Plat of Survey at Instrument No. 2020-00002029.
Parcel #: 16.28.400.005
- AND
- The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, of Section 27, Township 78 North, Range 21 West of the 5th P.M., Jasper county, Iowa.
Parcel #: 16.27.100.003; 16.27.300.001
- Tract 4**
- Tracts 1, 2, & 3

Sale Procedure

1. Initial bids, by Tract Number, in the total dollar amount (not per acre) should be mailed to Mark A. Otto, Attorney at Law, Otto Law Office PLLC, 123 W 2nd St N, PO Box 1356, Newton, Iowa 50208.
2. Deadline for written bid submission is September 15, 2020 at 1:00 P.M. Bids should include the name, mailing address and phone number of the bidder or the bidder's agent.
3. The top 5 bidders (or more at the discretion of Seller) for each tract will be notified by mail.
4. The top bidders will have the opportunity to raise their bid on October 15, 2020 at 9:00 A.M. at Otto Law Office, PLLC. Bidders on all tracts may bid on each tract.
5. Seller reserves the right to reject or accept any bid at any time.
6. Successful bidders will execute an Iowa State Bar Association short form contract immediately following auction.

Terms and Possession

Highest total sales price for individual tracts or for all tracts to determine how the tracts are sold. Cash. 10% down on day of sale, October 15, 2020, entire balance due at closing on November 1, 2020, subject to tenant possession of ag ground until March 1, 2021 unless sooner vacates. Taxes to be prorated to date of closing. The home and buildings located on Parcel B are sold as is and Buyer responsible for septic compliance.

Additional Information

Contact Mark A. Otto at Otto Law Office PLLC in Newton, Iowa (641) 792-7000 for additional information and property information packet. Contact Patty DeRaad (515) 205-2700 or Mark Umble at (319) 327-0850 to view property. FSA records have been released for review by potential bidders.

Good MADISON COUNTY Farmland
Great hunting & wildlife, stocked pond

\$7,000/acre

- 156 Ac. Tillable
- 191 BPA Corn Yield in 2018
- Possible Wind Energy Income

5 mi. south of Winterset, beautiful setting 1/2 mi. off hwy.

FOR SALE BY OWNER, CALL RANDY
515-468-0027

Now Available!

Clayton Madison
1782 sq ft
3 bed, 2 bath
\$199,975

Price includes display model modular home, delivery, 8' poured concrete basement, crane set, finish, HVAC, interior plumbing connections, and interior electrical connections.
Some restrictions apply.

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