

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: PENDING

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 harvestors 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



LAND FOR SALE
17.48± Acres • Decatur County, Iowa



- 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, AIC/Area Sales Manager
Ames, Iowa

(515) 221-9950 or (515) 460-8585

DWhitaker@FarmersNational.com

www.FarmersNational.com/DavidWhitaker

www.FarmersNational.com

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FOR RENT

VAN METER: 2BR, 1BA, apartment, new kitchen, recently updated, pet friendly, \$650 plus deposit, 714-580-7575 or 515-277-5115.

WINTERSET: 2BR Apartment, 1BA, recently updated, pet friendly, \$650/mo. plus deposit, 714-580-7575 or 515-277-5115.

2 bedroom apartment in Old Jail Building. Updates, many original features in this gem of an apartment. 220 N 1st 515-410-5995



CENTERVILLE SENIOR LOFTS

1 & 2 Bedroom Apartments!
ONE MONTH RENT-FREE!!!

When you move-in by 8/31/2020 CALL TODAY - (641) 216-8379

www.mvahpartners.com

*Restrictions apply; Offer expires 8/31/2020

www.mvahpartners.com

1: 111 N 2nd Ave, Winterset, large office, first floor, \$450; 2: 2nd floor, 1,500 sq ft, build to suit, utilities furnished, 515-410-5995.

MOBILE HOMES

FOR SALE: 1995 16x80 3BR, 2 Bath, Very Nice, Energy Efficient. Financing Available. Low Monthly Payments! 12 minutes west of West Des Moines in quiet **Prairie Village. 515-996-2835**

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LAND AUCTION
165.19± Acres • Marion County, Iowa



LIVE EVENT
Saturday, August 29, 2020, at 9:30 AM

at the Runnells Community Center
108 Brown Street • Runnells, Iowa

ONLINE SIMULCAST BIDDING

Bidding starts Wednesday, August 5, 2020 at 8:00 AM
Bidding closes Saturday, August 29, 2020 at the conclusion of live event

To Register and Bid on this Auction, go to:
<https://farmersnational.nextlot.com/public/>

For property details, please contact:

John and Kathy Van Zee, Agents
Mitchellville, Iowa

(641) 521-0151 or (641) 521-5305
JVanZee@FarmersNational.com

www.FarmersNational.com/JohnVanZee



Eric Van Zee, Agent
Colfax, Iowa

Phone: (515) 971-2633

EVanZee@FarmersNational.com

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LAND AUCTION
75± Acres • Jasper County, Iowa



LIVE EVENT
Friday, August 28, 2020, at 9:30 AM

at the Izaak Walton League
889 West Highway F-36 • Newton, Iowa

ONLINE SIMULCAST BIDDING

Bidding starts Friday, July 24, 2020 at 7:00 AM
Bidding closes Friday, August 28, 2020 at the conclusion of live event

To Register and Bid on this Auction, go to:
<https://farmersnational.nextlot.com/public/>

For property details, please contact:

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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 December 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.

LAND AUCTION
160± Acres • Adair County, Iowa
Two Story Home and Outbuildings

Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website for any changes.



Open House
August 16th from 1:00PM to 3:00PM
1335 York Ave, Stuart, Iowa

Wednesday, August 26, 2020 at 10:00 AM

at the American Legion Hall
423 South Division Street • Stuart, Iowa
For additional information, please contact:

Jon Peterson, Agent
Lorimor, Iowa

(515) 360-1567 or 1-800-798-4509
JPeterson@FarmersNational.com

www.FarmersNational.com/JonPeterson



www.FarmersNational.com

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