

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. **PENDING**

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.

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.

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.

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

Contact:

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



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.



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



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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

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.

FOR RENT: 2 bdrm house in Stuart, appliances furnished, available September 1st, rent \$525, deposit, \$525, 641-524-2616.

FOR RENT: One bedroom with washer and dryer, \$575, Lorimor, Iowa, 515-468-1120.

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

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.

WE PAY CASH for used mobile homes and manufactured homes. We can also tear down, transport and set-up home for you. 515-577-5399.

ACREAGES

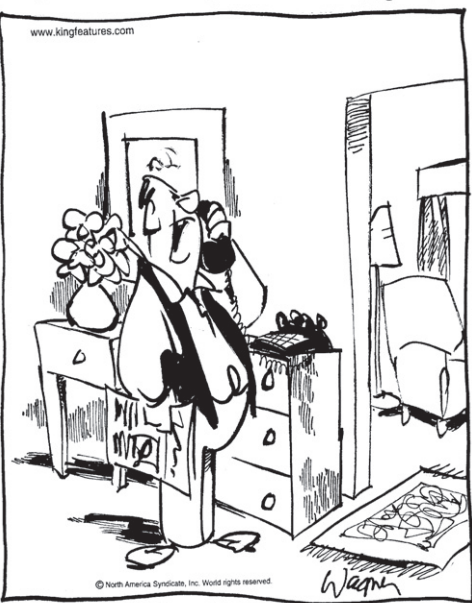
FARM FOR SALE:
155 Acres Grant Twp. Union Co. Iowa Land currently in hay ground CRP, and row crop. Price \$3,600/acre. **Bill Callahan Callahan Real Estate 641-782-2332**

(100) ACRES m/l timber, whitetail management practices, turkey, developed for archery. 641-782-6125.

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"Can you hold a moment? I have another annoying call on the other line."

FARMLAND FOR SALE

MODIFIED SEALED BID AUCTION

Offered for sale by Martha Jayne Guthrie is the following land in Jasper County, Iowa:

120 Acres +/-

SW ¼ SW ¼ 5-79-19 EXCEPT commence at the SW corner of said SW ¼ run thence N 500' thence E 132' thence S 500' thence W 132' to point of beginning, ALSO EXCEPT Parcels B, C, D, E and F of the SW ¼ of the SW ¼; and also except Guthrie Estates Subdivision in the SW of the SW of 5-79-19, Jasper County, Iowa.

AND

Lots 1 and 2 of the Subdivision of the SE ¼ of the SW ¼ of Section 5 as shown in Plat Book B, page 115 EXCEPT all of Lot 2 of the Subdivision of the SW ¼ of the SE ¼ of 5-79-19 as shown in Plat Book B, page 114, Jasper County Iowa.

AND

Lots 2 and 3 of the Subdivision of the NW ¼ of 8-79-19, Jasper County, Iowa, as shown by Plat Book B, at page 116 in the Office of the Recorder of said County, Except Parcel A located in Lot 2 of the Subdivision of the NW ¼ of said Section 8, as appears in Survey Book 970, page 388, ALSO EXCEPT Parcel B located in a part of Lot 2 of the Subdivision of the NW ¼ of Said Section as shown in Plat Book 1125, page 298, and also except Parcel C of Lot 2 of the Subdivision of the NW ¼ of 8-79-19 as shown in Plat Book 1125, page 300, Jasper County, Iowa.

Parcel ID#s: 13.05.300.007; 13.05.300.020; 13.08.100.013 and 13.08.100.002

Sale Procedure

1. Initial bids 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 25, 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) will be notified by mail.
4. The top bidders will have the opportunity to raise their bid on October 2, 2020 at 9:00 A.M. at Otto Law Office, PLLC.
5. Seller reserves the right to reject or accept any bid at any time.
6. Successful bidder will execute an Iowa State Bar Association short form contract immediately following auction.

Terms and Possession

Cash. 10% down on day of sale, October 2, 2020, entire balance due at closing on November 16, 2020 upon delivery of deed, abstract showing merchantable title and subject to tenant possession until March 1, 2021 unless sooner vacates. Taxes to be prorated to date of possession.

Additional Information

Contact Laura Madden, (641) 791-5212 or Mark A. Otto at Otto Law Office PLLC in Newton, Iowa (641) 792-7000 for additional information. FSA records are available at the agency office.

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Bill Murphy, Manager • (515) 295-2927
208 E State Street, Algona, IA 50511
or Cheryl German, Caretaker
(515) 205-6754

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

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