

**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.

FOR RENT

VAN METER: 2BR, 1BA, apartment, new kitchen, recently updated, pet friendly, \$675 plus deposit, 714-580-7575 or 515-277-5115.

MOBILE HOMES

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

ACREAGE FOR SALE: 4-Bedroom ranch home on 14.22 acres with 2,000 livable sq. ft., call 515-608-0640.

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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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11658 78TH LANE • INDIANOLA

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All offers will be considered. What's yours?
MLS# 60409 • \$445,000

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PC FARMLAND AUCTION
483 ACRES M/L IN 7 TRACTS, WAYNE COUNTY

THURSDAY, OCTOBER 8, 2020 | 5:00 PM
Wayne County Fair Event Center | 800 2nd Avenue | Corydon, IA 50060

Offering 483 acres m/l of outstanding Wayne County farmland in 7 tracts to be sold at a live public auction. Tracts range from 15 acres m/l to 160 acres m/l and offer a unique opportunity to purchase high quality tillable acres, prime hunting ground with added income, or the perfect location to build your dream home.

Tract 1: 81 acres m/l, 54.42 FSA tillable, 39.2 CSR2, 14.34 acres in CRP
Tract 2: 58 acres m/l, 58.59 FSA tillable, 49 CSR2, accessible from 150th St
Tract 3: 65 acres m/l, 10.25 FSA tillable, 34.5 CSR2, machine shop, 2 ponds
Tract 4: 160 acres m/l, 78.81 FSA tillable, 45.4 CSR2, 38.13 acres in CRP
Tract 5: 79 acres m/l, 73.48 FSA tillable, 59.2 CSR2, balance in waterways
Tract 6: 15 acres m/l, 7.81 FSA tillable, 50.3 CSR2, excellent location to build
Tract 7: 25 acres m/l, 18.12 FSA tillable, 59.6 CSR2, includes pasture and pond

Jared R. Chambers | 641.414.0234 | Jared@PeoplesCompany.com
Bryan Bergdale | 712.251.8588 | Bryan@PeoplesCompany.com

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OH MY GOSH, I CAN'T BELIEVE HOW MUCH I ATE.
I CAN'T EAT ANOTHER BITE.
YEAH, ME EITHER I'M STUFFED.
NO, I MEAN I CAN'T. THE REST IS STUCK TO THE BOTTOM OF THE BUCKET!

R.F.D. by Mike Marland

CAN I RIDE MY BIKE TO SCHOOL THIS YEAR?
NO, JUNE. YOU'RE STILL TOO LITTLE!
PARENTS SURE ARE CONFUSIN'!
DEPENDIN' ON THE SITUATION, I'M EITHER TOO LITTLE OR I'M GETTIN' TOO BIG FOR M'BRITCHES!