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SEPTEMBER 16, 2020
ISSUE #2063
SECTION A

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• **LAND AUCTION GRUNDY COUNTY, IA 45 +/- ACRES.** This farm is located 2 miles northeast of Conrad. The farm has 43.9 tillable acres with a 90.7 CSR2 value. Great roll on the farm in a highly desired area. **Sale date 9/15/20. Call Land Broker Cody Skinner.**

• **NEW HENRY COUNTY, IA 75 +/- ACRES.** Operating turkey farm located just west of Wayland. The property has five 62x405 broiler houses, 24x24 machine building, and 40x70 hoop building. There are 17 tillable acres. **Call Land Agent Jim Davis 641-777-5484**

• **NEW TAMA COUNTY, IA 77 +/- ACRES.** Located 2.5 miles south of Traer. This is a top tier farm in Iowa with 72.53 cropland acres with a 95.7 CSR2 value. **PENDING**

• **NEW TAMA COUNTY, IA 118.64 +/- ACRES.** Located 5 miles south of Traer on a hard surface blacktop. There are 111.09 acres currently being farmed with a 90.7 CSR2. Great natural drainage. **Call Land Broker Cody Skinner**

• **NEW TAMA COUNTY, IA 76.28 +/- ACRES.** Located 5 miles south of Traer on a hard surface blacktop and gravel road on the east. There are 72.09 acres currently being farmed with a 89.6 CSR2. Great natural drainage. **Call Land Broker Cody Skinner**

• **NEW TAMA COUNTY, IA 81.82 +/- ACRES.** This tract is a fantastic combination farm in Tama County. 48.29 cropland acres with the remaining acres being thick hardwood timber. Abundant deer sign. Located 4 miles SW of Tama. **Call Land Broker Cody Skinner**

• **NEW APPANOOSE COUNTY, IA 125 +/- ACRES.** Recreational farm that is a 50/50 mix of cropland and timber. Thick bedding, creek system, pond, draws, and established food plots. The 56.5 cropland acres have a 59 CSR2 value. **Call Land Agent Jim Davis 641-777-5484**.

• **NEW Lucas County, Iowa 210 +/- Acres.** This property is a mix of pasture and tillable land. Good pasture with 2 ponds. There are about 30 acres currently in tillable and hay with a 70.7 CSR2 value. Located east of Williamson. **Contact Land Agent Keith Davis 641-891-0413.**

• **NEW Webster County, Iowa 80 +/- Acres With Home.** There are 68 productive tillable acres with a 85.2 CSR2 value with tile in place. The home is 1,362 Sq Ft with 3 bedrooms and 1.5 baths. A 42x63 metal building with electric sits on the property. **Contact Land Broker Matt Skinner 515-443-50043.**

• **Davis County, IA 30 +/- Acres with Home.** Single family Amish home built in 1995. The home has 7 bedrooms and 3 baths. Outside garage with living quarters. 40x80 steel building workshop and horse barn. **Call Land Agent Jim Davis 641-777-5484.**

• **MARION COUNTY, IA 49.1 ACRES.** The farm has 44.19 cropland acres with a 73.4 CSR2 average. 1.65 acres of CRP. The farm is located just south of Swan and has great building potential near Des Moines Metro.

• **DAVIS COUNTY, IA 51.78 ACRES.** This farm has a mix of pasture, hay, and country living. Pasture has a small creek and a pond on it. Above average hay acres. Small single family home on the property. **Call Land Agent Jim Davis 641-777-5484**

• **JEFFERSON COUNTY, IA 19.44 +/- ACRES.** Located on the outskirts of Fairfield and just 1/2 mile from Jefferson County Hospital. The farm lays next to HWY 34. Hay and timbered draws. **Contact Land Agent Jim Davis 641-777-5484.**

• **WAPELLO COUNTY, IA 6.7 +/- ACRES WITH HOME.** Located in Highland Center on a hard surface road. 1248 sq foot home with 4 bedrooms and 1.5 baths. 40x100 metal building and commercial property. **Contact Land Agent Jim Davis 641-777-5484.**

• **WAPELLO COUNTY, IA 149.5 +/- ACRES WITH HOME.** Located on the outskirts of Ottumwa for that country living feel that is next to town. Large home, several garages/outbuildings, basketball court, and weightroom. Home overlooks a nice stocked pond. The 150 acres has thousands of walnut trees planted.

• **MADISON COUNTY, IOWA 80 +/- ACRES.** Tremendous waterfowl property located in 1000+ acres of managed wetlands for waterfowl. Over $14,000 annual income from CRP. Within 30 minutes of the Des Moines metro.

• **DAVIS COUNTY, IOWA 46 +/- ACRES WITH HOME.** Amish built home 4 miles north of Bloomfield. 5 Bedrooms with 3 bathrooms. Livestock barn and steel utility building included. Stocked pond. **PRICE REDUCED**

• **DAVIS COUNTY, IOWA 22 +/- ACRES.** Amish built home built in 2018 with 3 bdrm, 1 bath. In-floor head, and 2 stall garage. Newly built barn with horse stalls and fenced in area for grazing.

• **CLARKE COUNTY, IA 100 Acres.** This farm has a 50/50 mix of CRP and timber acres. Food plot is already in place. Thick draws and CRP make for excellent whitetail habitat. Located northeast of Osceola. **PRICE REDUCED**

• **DAVIS COUNTY, IA 38.6 +/- ACRES.** Located just 4 miles north of Bloomfield on hard surface road HWY 63. There is a newly built pond on property along with 21 acres of tillable ground. Building sites. **Contact Land Agent Jim Davis 641-777-5484.**

t• **WAPELLO COUNTY, IA 2 ACRE BUILDING LOT.** Located on Lake Road just five miles south of Ottumwa city limits. The lot sits on hard surface road.

• **WAPELLO COUNTY, IA 2.61 +/- ACRES.** Great building location on the south side of Ottumwa. Located on a hard surface road. This lot is has a country feel but still located on the edge of town.

• **WAPELLO COUNTY, IA 64.5 ACRES** Located on outskirts of Ottumwa. This property has 3 different road frontages and already has a place to build a home in place. Crop field and timber. **Call Land Agent Jim Davis.**

• **STORY COUNTY, IA 26 ACRES.** Located on the outskirts of Ames. Currently tillable with a CSR2 of 88.9. Perfect for development.

• **WAPELLO COUNTY, IA 40 +/- ACRES.** Located in Western Wapello County this farm offers 35 cropland acres with a 60.6 CSR2 value. **Call Land Agent Jim Davis 641-777-5484. $4,475 Per Acre PENDING**

• **Wapello County, IA 80 +/- Acres.** High end recreation farm located near the Wapello/Monroe County line. 27 +/- Cropland acres. TSI work and established food plots. **Call Land Agent Jim Davis 641-777-5484. PENDING**

• **Wapello County, IA 123 +/- Acres.** Turn key hunting farm with good return. 47 +/- tillable acres with 56.7 CSR2 value. Great access from the south and east side of the farm. Thick bedding areas, TSI work done, ponds, and established food plots. **Call Land Agent Jim Davis 641-777-5484. PENDING**

• **TAMA COUNTY, IA 77 ACRES.** This farm is located 6 miles north of Traer. The farm has 75.76 tillable acres with a 87.4 CSR2 value. Some tile is on the farm with great natural drainage. **Contact Land Broker Cody Skinner. PENDING**

• **APPANOOSE COUNTY, IA 12.7 ACRES.** Located near Rathbun Lake. This property has electric and water on the property. There are a couple outbuildings on the property. **Contact Land Agent Jim Davis 641-777-5484 PENDING**

• **Marion County, Iowa 7 +/- Acres Building Lot.** This building lot has hard surface road access on HWY 5 and is located just south of Knoxville. There is a pond and electric available. **Contact Land Agent Keith Davis 641-891-0413. PENDING OFFER**

FOR SALE

Madison County, Iowa 80 +/- Acres
Recreational Land | Wetland
Waterfowl Hunting | SW of Cumming

LAND AUCTION

Grundy County, Iowa 45 +/- Acres
43.9 Cropland Acres | 90.7 CSR2
Located Northeast of Conrad
SALE DATE 9/15/20

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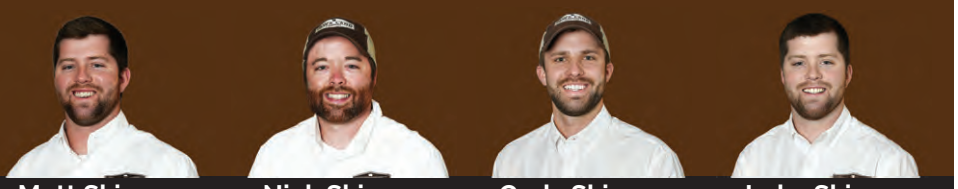

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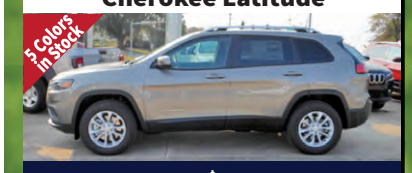
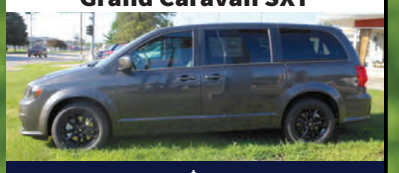


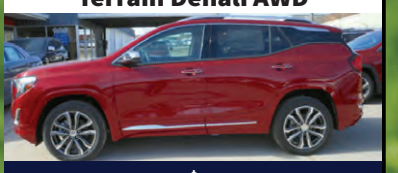
Starts at $372.37/MO†
Loaded, Leather, Remote Start
M&M SPECIAL AS LOW AS $25,700

NEW 2020 Dodge Grand Caravan SXT



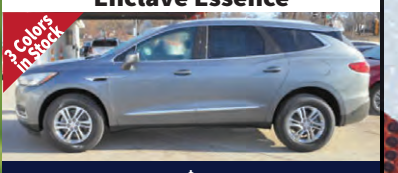
Starts at $453.51/MO†
Rear Entertainment & Much More
MSRP $36,480
M&M SPECIAL AS LOW AS $31,300

NEW 2020 GMC Terrain Denali AWD



Starts at $496.97/MO†
Adaptive Cruise, Memory & More
MSRP $42,140
M&M SPECIAL AS LOW AS $34,300

NEW 2020 Buick Enclave Essence

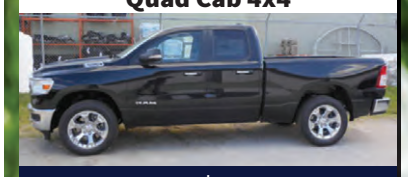


Starts at $540.44/MO†
V6, Leather & More
MSRP $45,380
M&M SPECIAL AS LOW AS $37,300

NEW 2020 Jeep Grand Cherokee Altitude 4x4

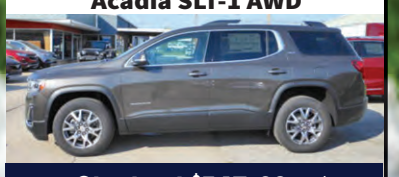
Starts at $545.51/MO†
20" Black Wheels & Nicely Equipped. MSRP $43,335
M&M SPECIAL AS LOW AS $37,650

NEW 2019 Ram 1500 Big Horn Quad Cab 4x4



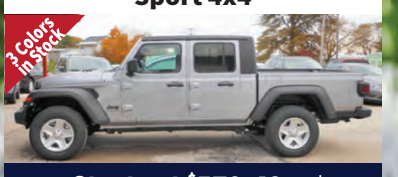
Starts at $546.96/MO†
Hemi, Loaded & Sharp
M&M SPECIAL AS LOW AS $37,750

NEW 2020 GMC Acadia SLT-1 AWD



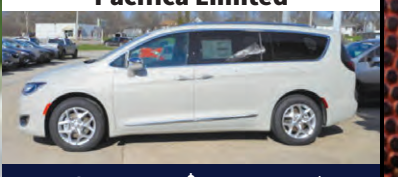
Starts at $547.68/MO†
6-Pass, Loaded, V6
MSRP $45,135
M&M SPECIAL AS LOW AS $37,800

NEW 2020 Jeep Gladiator Sport 4x4



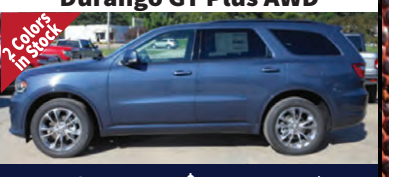
Starts at $579.42/MO†
V6, Auto & Plenty of Options.
M&M SPECIAL AS LOW AS $39,990

NEW 2020 Chrysler Pacifica Limited



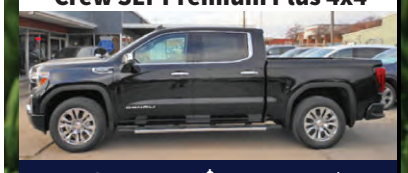
Starts at $611.42/MO†
7-Pass, All The Bells & Whistles
MSRP $49,280
M&M SPECIAL AS LOW AS $42,199

NEW 2020 Dodge Durango GT Plus AWD



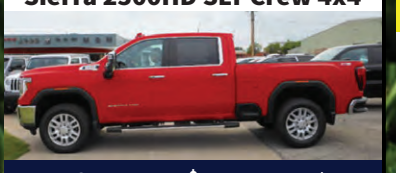
Starts at $614.33/MO†
6-Passenger, Nicely Equipped V6
MSRP $49,765
M&M SPECIAL AS LOW AS $42,400

NEW 2020 GMC Sierra 1500 Crew SLT Premium Plus 4x4



Starts at $727.35/MO†
V8, Loaded
MSRP $60,295
M&M SPECIAL AS LOW AS $50,200

NEW 2020 GMC Sierra 2500HD SLT Crew 4x4



Starts at $963.52/MO†
Duramax & Allison, Loaded
MSRP $75,650
M&M SPECIAL AS LOW AS $66,500

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