

Featuring 116 Acres ± of
Taylor County, Iowa, Farmland
Friday, November 6 • 10:33 am

Auction Location: Community Center, 512 Main St., New Market, Iowa

Property is conveniently located East of New Market, Iowa on Hwy. 2 approx. 1-1/2 miles to Blacktop N26/ Colt Avenue, then South 2 miles to 250th Street, then west 1/4 mi. Property lies on South side of road, next to The Barn at Kent Farms wedding venue.

Legal Description: NW corner of the NW1/4, sec 20, Twp. 68N, Range 35 West, Taylor Co. Iowa. True legal to govern.

Property features 116 Acres ± of gently rolling farmland with 87.33 acres tillable. CSR2 is 55.2. There are 65 acres at present in corn production with the balance in open pasture and timber. There are 2 ponds for livestock watering. Soil types include Adair clay loam, Sharpsburg silty clay loam, Shelby clay loam, Colo, Judson-Nodaway complex, and Nina silty clay loam. TAXES: \$1856.00

AUCTIONEER'S NOTE: If looking to expand your farming operation for row crop or cattle production, or looking for a home site close to Clarinda, Bedford and Maryville, with excellent deer hunting, here it is. Make financial arrangements now, for property sells to the highest responsible bidder.

TERMS: 10% down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days. Immediate possession of farm land will be given for spring planting upon signing of contract on auction day. Possession of home will be given in 90 days from date of auction. Escrow to be held at Escrow to be held at and legal contracts prepared by the office of Turner, Jones and Bitting, 301 East Main St., Clarinda, IA. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, INC d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

Chris & Jamie McKay, Owners

Auction Conducted by YAC, INC d.b.a.:

YOUNGER AUCTION COMPANY
MARYVILLE, MISSOURI
Mark Younger, Auctioneer - (660) 541-1977
WWW.YOUNGERAUCTION.COM

SEPTEMBER 30, 2020

ADVERTISING THAT GETS RESULTS!

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FOR SALE BY BIDS
21.4± Acres • Jasper County, Iowa



**Bids Due Friday,
October 2, 2020 by 4:00 PM**

- Online bid can be placed at www.fnccbid.com
- Open tenancy for 2021!
- Average CSR2 of 76 with level to rolling topography, Muscatine, Downs, Killduff soils.
- Great location with potential building site.

For property details, please contact:
John and Kathy Van Zee, Agents
Mitchellville, Iowa

(641) 521-0151 or (641) 521-5305
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LAND FOR SALE
10± Acres • Marion County, Iowa



Currently in row crop production with terraces. Tract has the potential of a building site with privacy and good location to Highway 92.

- Improved cropland with terraces
- Potential building site with privacy and great location
- Sharpsburg Soils with level to rolling topography

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Low Monthly Payments!
12 minutes west of West Des Moines in quiet **Prairie Village.**
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Home at Auction *Auction*
"We sell it the day you need it sold!"
50 YEARS

Thursday, October 22nd, 2020
5:30 p.m.
3301 Maish Ave. Des Moines, Iowa

General Description: A beautiful split level home with many mature trees, bushes, tasteful landscaping and plenty of curb appeal. This home has a spacious enclosed porch, and a 528 sq ft attached garage. Boasting with 4 bedrooms, 1.5 baths, and a bonus fireplace for enjoyment. This home will need minor cosmetic updates inside. With a large yard, and located in a friendly neighborhood with many parks nearby- be sure to schedule a viewing for your family today!

Sq. Ft. Living Area: 1,020 sq ft plus- 480 sq ft finished basement area, 400 sq ft enclosed porch
Net Taxes: \$4,338.00 **Lot Size:** Regular lot- 90 x 196 ft
School District: Des Moines, Lincoln HS, Brody MS, Jefferson Elem.

Terms: Cash, 10% down payment day of sale with balance due on or about November 22nd, 2020 at time of closing. Property sold in As-Is condition with NO contingencies.

Call Mike Bobst today for your appointment to view!
515-468-7674

Estate of Mary Hildreth
Daugherty Auction and Real Estate Services, LLC.
Chad Daugherty ~ Owner/Auctioneer ~ Kelly Daugherty ~ Auctioneer
North River Realty, Mike Bobst, Broker
Jamie Bergkamp, Closing Attorney
Adel, Iowa (515) 993-4159 ~ d_auction@hotmail.com
See us on the web at www.daughertyauction.com
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House at Auction *Auction*
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Thursday, October 20th, 2020
5:30 p.m.
309 N 17th St. Adel, Iowa

General Description: Residential Dallas County split level home with many mature trees and bushes. This home has a partially finished basement, and a 320 sq ft attached garage. 3 bedrooms, 1.5 baths, a large front deck and the nice concrete patio on the back of the house are all great features. This home could use minor cosmetic updates inside. With the large yard, and the house located in a friendly neighborhood with the elementary school and daycare center just blocks away- be sure to schedule a viewing for your family today!

Sq. Ft. Living Area: 969 sq ft, plus 500 sq ft finished basement of total 931 sq ft basement area
Net Taxes: \$2,920.00 **Lot Size:** Regular lot- 90 x 150 ft
School District: Adel DeSoto Minburn CSD

Terms: Cash, 10% down payment day of sale with balance due on or about November 20th, 2020 at time of closing. Property sold in As-Is condition with NO contingencies.

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Seller- Eloise Case
Daugherty Auction and Real Estate Services, LLC.
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