

We want to purchase your manufactured or mobile home for cash!



Century Homes of Oskaloosa
1712 Pella Ave. Oskaloosa, IA
www.centuryhomes.net
641.672.2344

We are looking for primarily for 16' wides or double wides.

FOR RENT

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

ACREAGES

(100) ACRES m/1 timber, whitetail management practices, turkey, developed for archery. 641-782-6125.

ABSOLUTE LAND AUCTION
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

THE EXCHANGE GETS RESULTS

CRESTON MOBILE HOME SALES, INC.
Celebrating 50 Years of Business!

Come Explore All Your Options With Us.

BonnaVilla Homes • Dutch Homes
Shop Floor plans at www.bonnavillahomes.com
www.dutch-housing.com
Modular and Manufactured Home Sales Service & Setup

1446 Hwy. 34 West Creston, Iowa 50801
641-782-4548
cmhsalescreston@gmail.com
Doug Miller Dave Cunningham
641-344-1149 641-344-8171

FOR RENT: 2 bdrm house in Stuart, appliances furnished, available immediately, rent \$500, deposit, \$500, 641-524-2616.

3BR 1BA HOUSE, recently updated, new mechanical, pet friendly, \$875/mo plus deposit, 317 E Buchanan, 515-277-5115 or 714-580-7575.

ATTENTION!
DEADLINE Monday By Noon For All Ads! Don't Get Left Out
515-462-4625



Read by more dogs than any other weekly publication in the US*



SELLING LAND? KILOTERRA GETS YOUR PROPERTY SOLD FAST & FOR TOP DOLLAR

RECENTLY SOLD

SOUTH CENTRAL IOWA
6 acres in Clarke County, Iowa
1069 Nature St, Murray, IA 50174, USA
Acres: 6 \$99,999

CENTRAL IOWA
Building Site with Pond
130th Ave New Virginia, Iowa
Acres: 33 \$168,300

SOUTH CENTRAL IOWA
111+/- ac Investment Grade Tillable Farm
- Calculated 4%+ Return
130th Ave New Virginia, Iowa
Acres: 111 \$499,950

SOUTH CENTRAL IOWA
Upland and Waterfowl Hunter's Paradise
450th St, Chariton, Iowa 50049
Acres: 267 \$1,395,000

SOUTH CENTRAL IOWA
10 acre Building Tract with Good Hunting
Hempstead Pl & 55th Ave, Jefferson, IA
50229, USA
Acres: 10 \$99,950

CENTRAL IOWA
Madison County 32ac Tillable
1869 168th St, Earlham, IA 50072, USA
Acres: 32 \$299,950

CENTRAL IOWA
Madison County 11ac Building Tract
1869 168th St, Earlham, IA 50072, USA
Acres: 11 \$129,950

We're currently looking for land in your area:

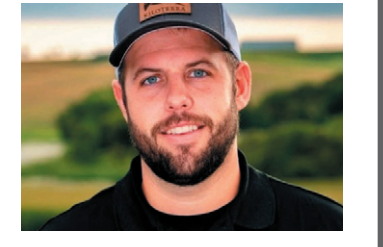
- Upland & waterfowl hunting property between Newton and Albia area (up to \$2M budget)
- 250-350 acres of Whitetail hunting ground, 4% return CRP, or row crop (up to \$1M budget) in Decatur, Lucas, Warren, or Clarke Counties.
- Investment grade tillable / CRP farm. South Central Iowa, 60+ CSR2 soils. 4%+ return. (up to \$1M budget)
- 40+ acres of timber / hunting ground with building site
- 40+ acre property with 2+ acre stocked pond, income and timber
- 100+ acres of hunting property in South Central Iowa
- Up to 200 acres tillable. North of I-80. Lease options available.
- Various other clients looking for pasture, timber ground, and farmland within 100 mile radius of Des Moines.



CHRIS WEARMOUTH
Agent, Licensed in Iowa



CHUCK JOHNSON
Broker, Licensed in Iowa



ZACK WAHLERT
Agent, Licensed in Iowa

Curious what your land is worth? Call today.
515.442.7709



ADEL, IA • LICENSED IN IA
@KILOTERRA.LAND.CO | **www.KILOTERRA.com**

