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Century Homes of Oskaloosa

Century Homes of Oskaloosa
1712 Pella Ave.
Oskaloosa, IA
www.centuryhomes.net
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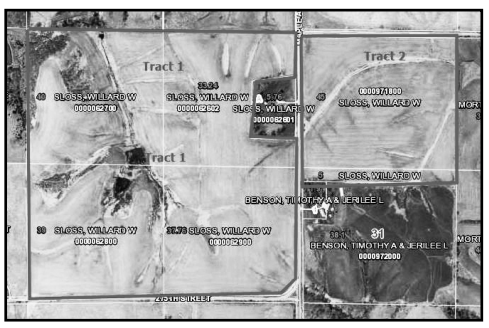
We are looking for primarily for 16' wides or double wides.

GUTHRIE COUNTY FARMLAND AUCTION

for Willard W. "Mike" Sloss Estate

Saturday March 6, 2021 • 10 AM
at Guthrie Activity Center
209 State St. Guthrie Center Iowa

Farmland Location: from Guthrie Center 4 miles south on Hwy 25 to 270th St. West 1 mile to Maple Ave. Land lies on West and East side of Maple Ave.



Tract 1

Legal Description: NE 1/4 Exc. Parcel A thereof, all in section 36 Baker Twp. 79-N-R32-W. 5th P.M. Guthrie Co. Iowa.
150 Acres 120.38 cropland 3.2 A. CRP Water Way -2021 @$182.67 per acre. 52.2 CSR2

Tract 2

Legal Description: NW fractional 1/4 & N. 4.91 acres of the SW fractional 1/4 of the NW 1/4 of section 31 Valley Twp. 78-79 R- 31-W. 5th P.M. Guthrie Co., Iowa.
50 Acres 42.46 cropland 1.72 acres CRP Water way-2021 @ $182.67 per acre. 59.6 CSR2

TERMS: 10% down day of sale. Only prequalified buyers no financing contingencies to close on or around March 30, 2021. Buyers have full rights to farm 2021 crop.

For complete terms go to website www.wedemeyerLLC.com or call

Wedemeyer Auction & Realty LLC., Casey Iowa

Doug Wedemeyer	**Judy Wedemeyer**
Auctioneer	**Real Estate Broker**
Cell:641-740-0102	**Office: 641-746-2720**

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The current edition of The Exchange is online.

FOR RENT

FOR RENT: Approx. 2900sf Commercial Office. Lots of possibilities. 114 E. Court, Winterset. Call Bob 515-468-0682, Russ or Cindy 515-251-7332.

WINTERSET, 2BR, 1BA apt., new tile, carpet, recently updated, water, sewer & garbage paid, pet friendly, $700 per mo., plus dep. 714-580-7575 or 515-277-5115.

WINTERSET, 2 BR, 1 BA apt., new tile, carpet, recently updated, water, sewer, and garbage paid, pet friendly, $700 per month, plus deposit, 714-580-7575 or 515-277-5115.

HOME FOR RENT: 401 W Jefferson, Winterset. 3 or 4 bedroom, living room, large family room with fireplace, wet bar, one car garage, two floors. One year lease with references, $950/month, 515-238-2963.

FOR RENT: Approx. 2900sf Commercial Office. Lots of possibilities. 114 E. Court, Winterset. Call Bob 515-468-0682, Russ or Cindy 515-251-7332.

AFFORDABLE BASEMENT apt. Located on the south side of Des Moines. Private walkout basement entrance approx. 900 sq. ft., open dining area, w/refrigerator, large lvrm. w/new carpet, 1br. full bath, basement laundry is shared, upstairs kitchen is shared, all utilities included. No pets/no smoking, (1) person only, $650 per mo. 515-770-9705

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.

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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FARMLAND | RECREATION | AUCTION

Iowa Land Company Real Estate LLC • Licensed in Iowa • 909 E. 2nd Ave., Suite G, Indianola, IA 50125

- **NEW WAYNE COUNTY, IA 20 ACRES.** This small tract offers multiple recreational opportunities. Great deer and turkey hunting. Property consists of a timber draw and overgrown CRP. Potential food plot locations. Located southeast of Humeston.
- **NEW HENRY COUNTY, IA 116 ACRES.** This farm consists of 81 cropland acres with a 63.2 CSR2 rating. There is access to the Skunk river with some recreational opportunities included. **Contact Land Agent Jim Davis 641-777-5484. PENDING**
- **NEW WARREN COUNTY, IA 21.6 ACRE BUILDING LOT.** Great building lot with a mix of open ground, creek, and timber. Build your country dream home. 25 minute drive to West Des Moines. Located south of St. Mary's. **$205,200**
- **WAPELLO COUNTY, IA 200 +/- ACRES.** Great mix of tillable income, recreational, and pasture. There are currently 73 cropland acres with the remaining acres in draws and timber. Pond and running creek. **Contact Land Agent Jim Davis 641-777-5484. PRICE REDUCED**
- **DAVIS COUNTY, IA 5 +/- ACRES WITH HOME.** Very secluded home just northwest of Drakesville near Lake Wapello. Home consists of 2 bedrooms, 1.5 baths. Large outbuilding. If you are looking for a secluded home, this is it. **Call Land Agent Jim Davis 641-777-5484.**
- **WAPELLO COUNTY, IA 6.5 +/- ACRES WITH HOME.** The home consists of 3 bedrooms and 3 baths. There are outbuildings set up with horse stall barns. Located just west of Ottumwa on Bluegrass Road. **Call Land Agent Jim Davis 641-777-5484.**
- **FREMONT COUNTY, IA 156 +/- ACRES.** This farm offers 154.69 cropland acres with a 78.7 CSR2 average. Very productive bottom farm. Located 1.5 miles south of Percival. $6,500 Per Acre.
- **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.
- **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.
- **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.
- **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.
- **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.
- **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.
- **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, IA 39 +/- ACRES.** This property consists of high quality pasture and hay acres. There is a spring fed pond and fences are in great shape. Located northwest of Drakesville. **PRICE REDUCED**
- **LEE COUNTY, IA 117 ACRES.** Nearly 100% tillable farm with 116 cropland acres. The farm carries a 76.9 CSR2 average. The farm has nice roll and tile in place. **Contact Land Broker Luke Skinner. PENDING**
- **LEE COUNTY, IA 158 ACRES.** A great chance to buy an "inside farm" in Northwest Lee County. The farm has 140 cropland acres with a 62.5 CSR2 average. Grass waterways in place. **Contact Land Agent Jim Davis 641-777-5484. PENDING**
- **LEE COUNTY, IA 118 ACRES.** A chance to buy a "ridge farm" with natural drainage and waterways in place. This farm has 115 cropland acres with a 71.4 CSR2 average. Farm is a long 120 and has good roll. **Contact Land Agent Jim Davis 641-777-5484. PENDING**
- **WARREN COUNTY, IA 18.4 ACRE BUILDING LOT.** Great building lot for someone looking to build their dream country estate. 25 minute drive to West Des Moines. Located south of St. Mary's. $151,800. **PENDING**
- **MONROE COUNTY, IA 366 ACRES.** Top end recreational farm located in a highly managed QDM area. This farm has a variety of habitat from cropland acres, CRP, thick timber, TSI work, and established food plots. Extensive whitetail hunting history. **PENDING**
- **MAHASKA COUNTY, IA 377 +/- ACRES.** Large investment farm located NW of Oskaloosa. 67.5 CSR2 value on 322 tillable acres. 5 grain bins included. **Contact Land Agent Jim Davis 641-777-5484. PENDING**
- **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. **PENDING**
- **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. **PENDING**
- **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.
- **FREMONT COUNTY, IA 79.41 +/- ACRES.** Great tillable and CRP farm located two miles south of Percival. 63 acres are currently being farmed with an 82.3 CSR2 average. There are 12.63 CRP acres enrolled through 2027. **Contact Land Broker Cody Skinner. PENDING**
- **DAVIS COUNTY, IA 40 +/- ACRES.** Currently 26 tillable acres with the remaining acres in timber/draws. There is a 56.7 CSR2 value on the tillable acres. Great building location on the west side of this farm. Located 3.5 miles southwest of Eldon. **Call Land Agent Nick Skinner. PENDING**
- **DECATUR COUNTY, IA 198 +/- ACRES.** Pasture for with over 150 currently in grazing production. One pond and running creek for water availability. Hard surface road access. $3,250 Per Acre. **PENDING**
- **SIOUX COUNTY, IA 480 +/- ACRES.** Farmland investment in Northwest Iowa. The farm has 440 cropland acres and a 67 CSR2 average. Rolling farmland with terraces. **PENDING**
- **DELAWARE COUNTY, IA 40 +/- ACRES.** Recreational property in Northeast Iowa. Great building location. Maquoketa River access. Abundance of deer and turkey. North of Manchester. **PENDING**
- **DECATUR COUNTY, IA 80 +/- ACRES.** Great pasture and hay acres. There is a pond for a water source. Hard surface road access. Located east of Pleasanton. $3,250 Per Acre. **PENDING**
- **DECATUR COUNTY, IA 118 +/- ACRES.** Great recreational opportunity and deer hunting. This farm is an open slate. Hard surface road access. Located east of Pleasanton. $3,250 Per Acre. **PENDING**
- **STORY COUNTY, IA 26 ACRES.** Located on the outskirts of Ames. Currently tillable with a CSR2 of 88.9. Perfect for development. **PENDING**
- **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. **PENDING**
- **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. **PENDING**
- **ABSOLUTE LAND AUCTION POCAHONTAS COUNTY, IA 155.21 ACRES 2 TRACTS.** Tract 1 is 80 acres with 74.38 cropland acres and 84.6 CSR2. Tract 2 is 75.21 acres with 70.97 cropland acres and 77.6 CSR2. Sale date 2/18/21. **Call Land Broker Luke Skinner. SOLD**

View MORE LISTINGS and FEATURED PROPERTY VIDEOS at iowalandcompany.com

LAND FOR SALE

Wapello County, Iowa 200 Acres
Mix of Tillable, Pasture and Hunting
Located West of Eldon, Iowa

LAND FOR SALE

Mahaska County, IA 377 Acres
321.5 Cropland Acres | 67.5 CSR2
Located NW of Oskaloosa

FARMLAND AUCTION

Carroll County, IA 149.5 Acres
2 Tracts | Between Templeton and Carroll
SALE DATE: 12/10/20 at 2PM

LAND FOR SALE

Tama County, Iowa 194.92 Acres
194.92 Cropland Acres | 90.3 CSR2
Located 5 Miles South of Traer

Call your local Iowa Land Company agent today to discuss why *NOW* is the absolute best time to maximize the yield of your Iowa farmland value. ***Expect a FREE market analysis, no obligations!*** Let us explain why a professional public farmland auction or traditional farmland listing is the best fit for you and your family. OUR MARKETING PRODUCES RESULTS!

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