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2 Bedroom, On-Suite Bath, Great Room w/Fireplace, Attached Garage, Daylight Basement Ready To Finish, Granite Countertops, Stove, Refrigerator, Dishwasher, Microwave. ***Close to the Distillery***

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Absolute Land Auction

Featuring 189 Acres ± of Nodaway County Farmland with 138.4 Tillable Acres or Potential Home Site

— Offered in 2 Individual Tracts —

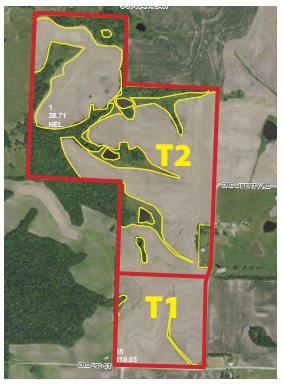
Thursday, April 15 - 10:30 am

Auction Location: Younger Auction Gallery, 312 E. South Hills Dr., Maryville, MO

Property Located: East of Maryville, MO, on Hwy. 136 to Liberty Rd., then South approx. 3-1/2 miles. Watch for auction signs.

TRACT 1 - 42.8 Acres ±

This tract is located on the South end and borders 290th Street and Liberty Rd. This tract features gently rolling farmland with a lot of ridge ground. It has some terraces and is over 90% tillable. It is a very productive piece of farmland and would be a welcome addition to any row crop operation. This tract would also be a ideal potential building site, located in the Maryville School District.



TRACT 2 - 146.2 Acres ±

This tract is has approximately 98 acres of row crop. It has some terraces and has 3 ponds, 2 with tube structures. This parcel of land is a hunter's dream with an abundance of wildlife including deer, turkey, quail and some pheasant. This tract is located in the Northeast Nodaway School District. **NOTE:** This farm is currently rented for the 2021 crop year at $175.00 per acre, which will be credited to the new buyer at closing.

TERMS: 10% Down Payment per tract 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 when full possession will be given. Escrow to be held at the office of Nodaway Abstract, Maryville, Mo. 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.

MARK LYTLE, OWNER

Auction Conducted by YAC, INC d.b.a.:
YOUNGER AUCTION COMPANY
MARYVILLE, MISSOURI
Mark Younger, Auctioneer - (660) 541-1977
WWW.YOUNGERAUCTION.COM

More Details. Soil Types and Pictures on Website

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Hunting & Pasture Land For Sale

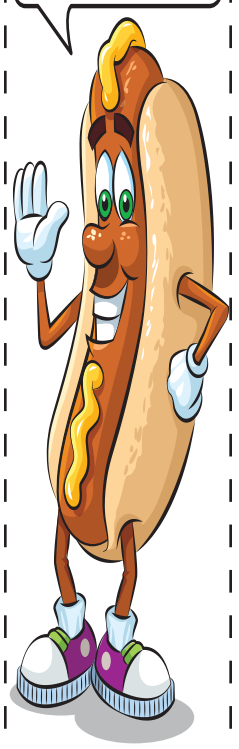
97 Acres, 3 Ponds

Good hunting ground, fair amount of timber.

Please mail a letter and include your phone number. We will respond ASAP.

Jonas E Miller
1912 120th Ave
Murray, IA 50174

Hi. Thanks for reading THE EXCHANGE



REAL ESTATE

FOR SALE BY OWNER: Linden, IA. 2-Story family home, 4BR, 1BA, large 2-car attached garage, big kitchen, C/A, natural gas, newer roof and siding, total house rewire, $72,000 list price, qualified buyers $500 estimated payments. Panora School District. 515-710-4558, Realtors welcome.

INDIANOLA Acreages:
R-57, & 90th Ave;
Rentals:
1, 2, & 3BR apartments & condos; also, office or retail space on or off square.
Black Gold Realty
515-681-6310

WANTED: 2021 HUNTING land to rent. I am looking for new hunting leases. I am paying up to $30 per acre on prime tracts of hunting ground. No tract too big or small. I pay top dollar on all hunting leases, and have several local farmer and landowner references. I am Fully insured at 2 million dollars with a flawless leasing history. Email me tonysehman @gmail.com or give me a call today and let's talk.
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LAKESHORE ESTATES: 3088 120th Avenue, 3 miles west of Cumming. 3 Acre to 10 acre lots, $69,900 to $159,900, 10 minutes to W.D.M., taking reservations. Call for appointment.
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FARMLAND | RECREATION | AUCTION

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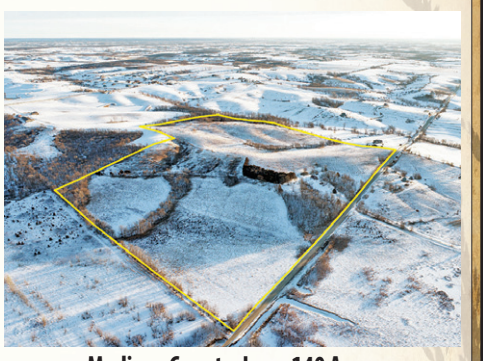
- **NEW MADISON COUNTY, IA 140 ACRES.** Located in NE Madison county near Cumming. The property sets up well for executive estate development. Abundance of wildlife on the property. Close to the Des Moines Metro. **Call Land Broker Matt Skinner.**
- **NEW SCOTT COUNTY, IA 40 ACRES.** This is a great combination farm just minutes away from Davenport. There are 21 +/- tillable acres with the rest being thick timber. **Call Land Agent Nick Skinner for more information.**
- **NEW LOUISA COUNTY, IA 275.19 ACRES.** The farm offers 268.18 +/- cropland acres with a 67 CSR2 value. Farm is currently leased for the 2021 season. Add waterfowl hunting. Southeast of Grandview. **Call Land Agent Jim Davis 641-777-5484**
- **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. **PENDING**
- **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.**
- **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**
- **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. **PENDING**
- **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**

View MORE LISTINGS and FEATURED PROPERTY VIDEOS at iowalandcompany.com

FARMLAND AUCTION

Keokuk County, Iowa 87.76 Acres
87.5 Cropland Acres | 85.3 CSR2
Sale Date: April 13, 2021 at 12:00 PM

LAND FOR SALE

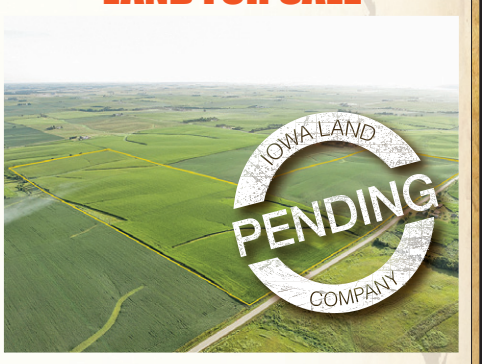


Madison County, Iowa 140 Acres
Rural Acreage Executive Lot Development
Located Near Cumming and DSM Metro

LAND FOR SALE

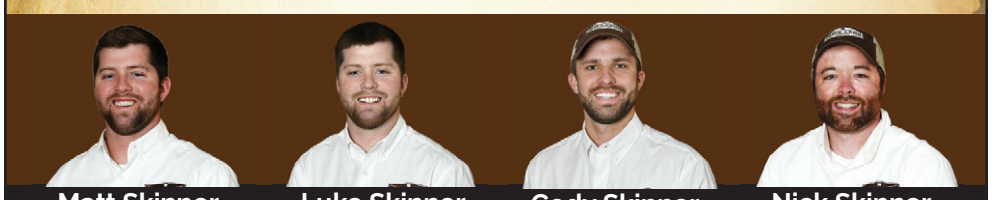
Wapello County, IA 200 Acres
Mix of Tillable, Pasture, and Hunting
Located West of Eldon, Iowa

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!



Matt Skinner	Luke Skinner	Cody Skinner	Nick Skinner
515-443-5004	515-468-3610	515-443-6343	515-650-0974