

VIRTUAL ONLINE – COLFAX, IOWA REAL ESTATE AUCTION

THURSDAY, JUNE 1, 2023
@ 10:00 AM CST

12 ACRES±
Located at 335 N. Walnut St.
Colfax, IA 50054



Colfax Livestock Sales LTD

This facility offers several modern features including a livestock ring scale, large sales arena, office area and full service dining area. The livestock holding area has ample space to hold 2,500-3,000 head of cattle or other livestock and the business sold nearly 30,000 head of livestock in 2022. The facility also has an additional income stream for housing rest cattle traveling from all areas of the United States due to its ideal location on heavily traveled Interstate 80. The property encompasses approximately 12 acres with a large gravel parking area and a potential of a small pasture area in the western portion. If you have ever had the desire to own an ongoing profitable livestock auction that is conveniently located in a progressive rural community, we urge you to take a look at this unprecedented business opportunity!

PLEASE NOTE: Colfax Livestock have regular sales scheduled every Saturday through May 20, 2023. Please feel free to attend any of these events or call the auction company with any questions you may have.

ALSO SELLING

**COUNTRY HOME &
3.27 ACRES**

THURSDAY, JUNE 1
@ 12:00 PM CST

*The Shawn
Cogley Estate*



Open House MONDAY, MAY 22
4:00 - 5:30 PM

Located at 3611 West 112 Street N • Colfax, IA 50054

We urge you to take a look at this rural Jasper County, IA acreage that has a ton of potential!

The Cogley property is located in Section 14, Poweshiek Township, Jasper County, Iowa 4 miles northwest of Colfax, Iowa. Make plans now for this upcoming Jasper County, Iowa Real Estate Auction. This property features a 1 1/2 story brick home that offers 2,720 sq. ft. of living area, 5 bedrooms and 2 bathrooms. Other improvements include a 45'x60' pole barn and a small open pasture ideal for horses or other livestock. The property is situated on approximately 3.27 acres and is nicely located just off of a hard surface road northwest of Colfax, Iowa.

REPRESENTING ATTORNEY: Rick L. Lynch | Lynch Law Office | 207 S. Washington Street | Bloomfield, IA | (641) 664-3188

AUCTION REPRESENTATIVES: John Probasco (641) 856-7355 & Jim Huff (319) 931-9292

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

Complete listing, photos & bidding information available online!
Merit Auctions, LLC | 833.273.9300 | www.MeritAuctions.com

AUCTION IN YOUR FUTURE? CALL TO DISCUSS YOUR OPTIONS TODAY.

VIRTUAL ONLINE – LEE COUNTY, IOWA REAL ESTATE AUCTION

TUESDAY, JUNE 6, 2023
@ 10:00 AM CST



**5.96 ACRES±
2 TRACTS**

Open House

THURSDAY, MAY 25
5:00 - 6:00 PM

Located in Section 14, West Point Township, Lee County, IA - 4 miles southeast of West Point, IA Country home w/oversized, heated garage, several nice building sites & attractive recreational acreage.

**TIMED ONLINE – NO RESERVE
PERSONAL PROPERTY AUCTION**

TUESDAY, JUNE 6 @ 11:00 AM CST

Personal property to include vehicles, shop tools, farm support items & household items.

1881 265th Ave., Ft. Madison, IA 52627

**ALSO
SELLING**



REPRESENTING ATTORNEY:

Gregory A. Johnson

516 7th St. • Ft. Madison, IA • (319) 372-2532

Gary L. Chipman

AUCTION REPRESENTATIVES: Jim Huff (319) 931-9292 & Kaycee McGregor (319) 670-8532

VIRTUAL ONLINE – APPANOOSE COUNTY, IA REAL ESTATE AUCTION

THURSDAY, JUNE 8, 2023 @ 10:00 AM CST



**172 ACRES±
5 TRACTS**

**FARM HAS
BEEN IN THE
FAMILY FOR OVER
70 YEARS!**

Located in Section 10, Taylor Township, Appanoose County, IA - 1/2 mile southeast of Moravia, IA or 13 miles north of Centerville, IA

Open House

THURSDAY, MAY 25
4:30 - 6:00 PM

Tracts offer productive tillable farmland, CRP income, desirable hunting/recreational acreage, several attractive home building sites, attractive 3 bedroom ranch style home & pond.

Gary A. & Donna C. Sacco

REPRESENTING ATTORNEY: Rick L. Lynch | Lynch Law Office

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