

Absolute Nodaway County, MO and Taylor County, IA Land Auction

Featuring 280 Acres ± Selling in 4 Tracts including Home, Wind Turbine, Row Crop, and Pasture

Thursday, Nov. 9, 2023 at 10:02 am

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



Tract 1 – Taylor Co., IA Home on 8 Acres

Location: From Hopkins, MO west on JJ Hwy approximately 1-1/2 mi. to Jet Road. North 2-1/2 mi. on corner of 320th and Forest Avenue. From Bedford, IA, go south on Hwy 148 to J-55 Blacktop. West 4 mi. to Forest Avenue, then South on gravel 2 mi.

Note: *Tract 1 and 2 will be sold individually with an "IF" and then offered together with a \$25,000 increase. Tracts will not be offered individually again if sold together.*

Custom 3-bedroom ranch style home on 8 acres ± (to be surveyed if tracts are divided) built in 2010. Family room features marble wood-burning fireplace, oak mantle, carpet, vaulted ceilings, and beautiful long-range country views to the west. Pictures and complete description on website.

Tract 2 – Taylor Co., IA Farmland

Location: Surrounds Tract 1.

Featuring: 112 acres ± featuring gently rolling farmland with some 102 River bottom land. This farm has some older improvements for livestock shelter or machinery storage, access to rural water, 2 ponds for livestock watering, and some open timber. At present, there are 43.59 acres in row crop production

of corn; balance is in open pasture for cattle grazing, with some cross-fences in fair to average condition, and with potential for more row crop acreage if so desired.

Tract 3 – Taylor Co., IA Farmland

Location: Directly east of Tracts 1 and 2 at the corner of 320th and Forest Ave.

Featuring: 80 acres ± with 74.97 tillable acres according to Taylor County FSA. Approx. 44 +/- acres in corn production this season with balance in pasture mix and clover hay ground. Property has access to rural water; one cattle water hydrant is located on property.

Wind Turbine: One wind turbine in lease program with Contrail Wind Project, LLC. Complete wind lease agreement details available on day of auction. Lease is transferable to new owners at closing.

Tract 4 – Nodaway Co., MO Farmland

Location: From Pickering, MO north on State Hwy 148 approximately 2-1/2 mi. to Hwy B. West approximately 3 mi. to Imperial Road. Farm lays on west side of road.

Featuring: 79 acres ± with approx. 36.11 acres in soybean production this year and balance in open pasture. Access to rural water; two ponds for livestock watering. Some diversion terracing; fences in good to average condition.

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. **Complete terms, photos and soil information on website.**



Estate of Jack and Rebecca Baldwin



Mark Younger, Auctioneer

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For complete listings and pictures visit our website

WWW.YOUNGERAUCTION.COM