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 \pm (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

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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 hav ground Property has access to rural water; one cattle water hydrant is located on property.

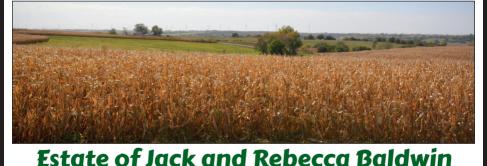
Wind Turbine: One wind turbine in lease program with Contrail Wind Project, LLC. Complete wind lease agreement details available on day of auction. Lease is transferable to new owners at closing.

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.



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For complete listings and pictures visit our website WW.YOUNGERAUCTION.COM