

Vol. 21 No. 39
October 6, 2023

f **FREE** Every Friday
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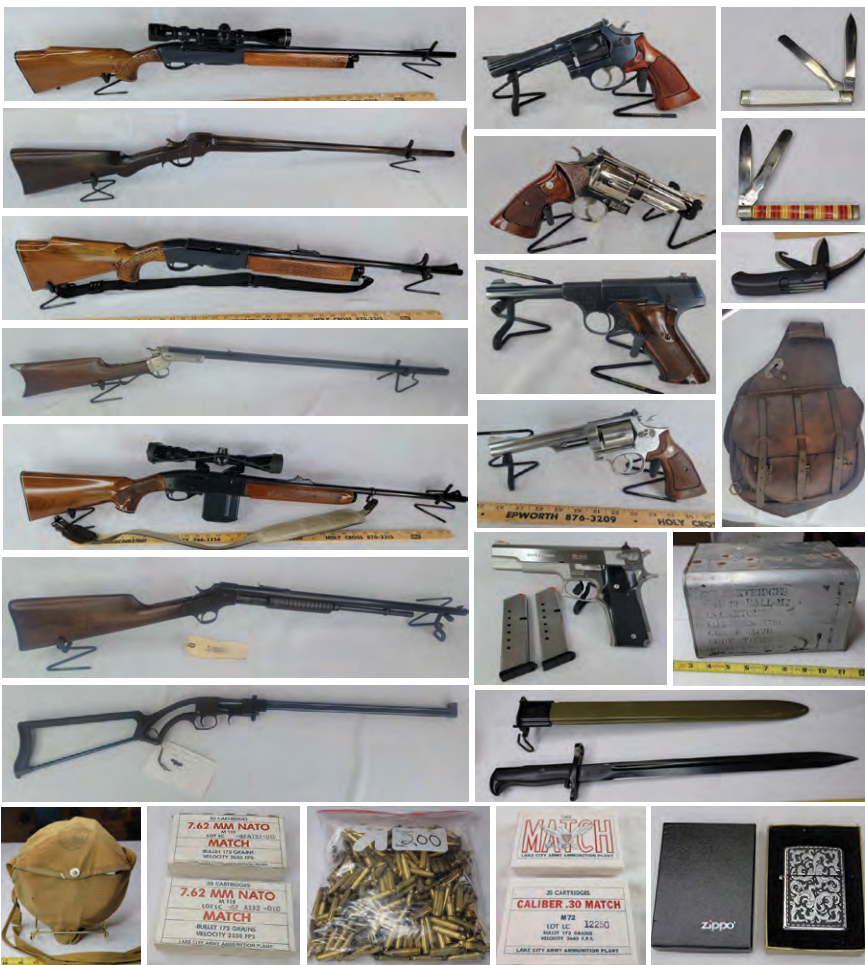
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Monday, October 16th, 2023 at 1:00PM

FARMLAND DETAILS
-195.23 +/- Taxable (net) Acres
-186.50 +/- Cropland Acres
-77 CSR2 Average
-Center Township, Section 13
-3.5 Miles West of Bennett, IA
-Open 2024 Farm Lease

AUCTION LOCATION:
Cedar County Fairgrounds In The Mathews Building



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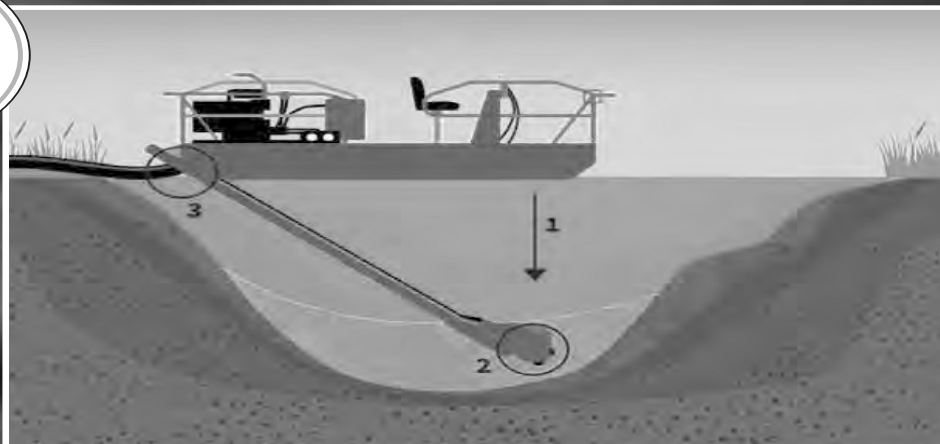
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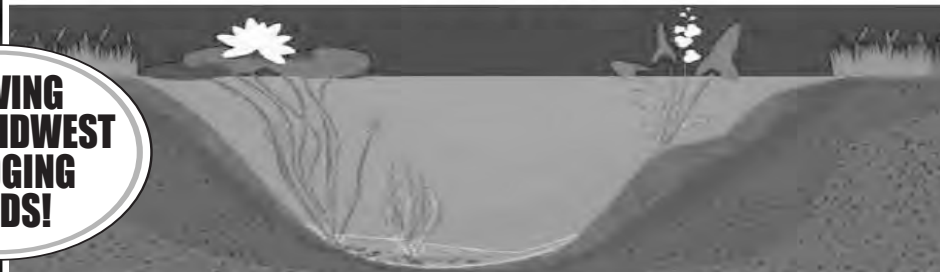
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- 2** Rotating cutter-bar uses teeth to loosen settled material, as the submersible pump removes sediment from the bottom of the body of water.
- 3** the debris is transported away for final processing.

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- > REOPENING CHANNELS
- > RESTORING SHORELINES
- > MAINTAINING ECOSYSTEMS
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&

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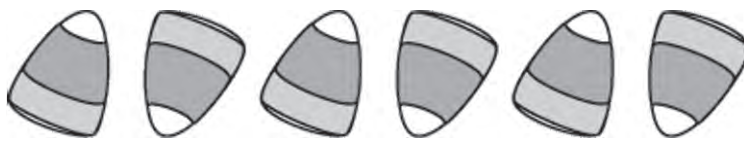
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SATURDAY, OCTOBER 14, 2023 AT 10 AM
 WHEELER AUCTIONS LOT, 23101 HWY. 24, PARIS, MO 65275



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Above listings are for reference. Interested in one piece or the whole line of machinery. Give us a call and let us know what you have.

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FARMLAND AUCTION

194 ACRES M/L IN VAN BUREN COUNTY

FRIDAY, OCTOBER 27TH, 2023 | 10:00 AM

American Legion Hall | 105 W 1st Ave | Indianola, IA 50125

Peoples Company is pleased to represent the Allen Family in the sale of their family farm located just a few miles northeast of Milo, Iowa.

Tract 1: 70.67 Acres M/L, carrying an estimated 65.05 tillable acres with a CSR2 of 82.1.
 Tract 2: 30 Acres M/L, carrying an estimated 25.73 estimated tillable acres with a CSR2 rating of 80.
 Tract 3: 10 Surveyed Acres, with building site opportunities on the pavement. Rural water and electricity are at the road.
 Tract 4: 10 Surveyed Acres, with building site opportunities on the pavement. Rural water and electricity are at the road.

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IA LIC S60473000



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RECREATIONAL

FOR SALE: Cummins Onan 2500 LP RV Generator, LP Gas, Made In USA, Can Text Pictures, \$525. Winterset, IA. 515-402-7023 10-6

FOR SALE: Minnkota 75MX Foot Control Variable Speed Trolling Motor, Only Used 1 Hour, \$250. Please Leave Your Number And I Will Call Back. 660-956-6700 10-13

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LIVE ONLY PUBLIC AUCTION

Retirement: After over 50 years in the excavating and utility business Steve is finishing up on his second and final auction! This auction offers ALL OF THE SHOP TOOLS and other construction, utility, and farm related items! Please read the complete sale bill!

**SATURDAY,
OCTOBER 14TH, 2023**
COMMENCING AT 10:00AM RAIN OR SHINE

Located at:
Lewis Backhoe & Excavating
6645 Mitchell Ave., St. Joseph, MO 64501



Construction / Utility / Farm / Shop Related Tools Auction

- | | | | | |
|--|---|--|---|--|
| <p>Onan Commercial 6500 generator -2
John Deere PRG 8000 ME generator
Honda 2" trash pumps -2
Numerous 2" discharge hoses
New Ridgid electric sewer snake machine
Cummins 1" air impact
Several 1/2" & 3/8" air impact
6" Wilton Vise
Several Inserta Tee bits
Lots of hammer drill concrete bits
Bosch 11265EV6 hammer drill & case
NEW 10 Ton Hydraulic gear puller & bearing separator and kit
Stihl hot saw (TS400, TS500)
Stihl chainsaws
INGERSOLL RAND 80 gal air compressor- 230 volt
LOTS of Milwaukee battery powered hand tools & chargers
LOTS of Milwaukee electric hand tools
Xtreme Contractors 3" trash pump - 2
Honda 4" trash pump
Other electric 2" water pumps
Vanguard 4" trash pump w/ 13 HSP Briggs Stratton 3/4" banding machine w/ cart & materials
Partial tote of DEF approx. 200 gal
Electric APX DEF pump
Several barrels & gallons of RV antifreeze, oils and lubricants</p> | <p>Tote of Transgaard HD 10W transmission / HYD fluid approx. 200 gal
Tote of Phillips Fleet Supreme 15W/40 Diesel engine oil approx. 200 gal
Air digital tote pumps
DYNALIFE 220 #2 gun grease - several cases
Several barrel pumps
GRAY manufacturing dual dolly
Gray manufacturing 10 Ton FSJ 200 air floor jack
GRAY manufacturing air 15 Gal oil handler
80-90 gear lube tank and pump
Heavy shop built wood store
Daytona 4 ton floor jack
Several shop stands
Heavy duty shop built welding table - (5'x 3')
Wilton vise (6 1/2")
Porta power
LOTS of grider disks and wheels
Husky tool chest - 35,767 CU storage
CRAFTMEN tool chest - 9 drawer
Other shop work benches
Miller Matic 251 welder w/ extended cord
LOTS of welding and welder supplies
LOTS of welding rod and wire
Assorted welders safety gear
HOBART Torch set w/ dolly, tanks and tips
DAYTON 200 amp battery tester
DAYTON 20" heavy duty</p> | <p>digital drill press
Craftsmen 8" Grinder and stand
Black bull 20 gal parts washer
LOTS of construction and farm hand tools
30 lb. and 90 lb. jack hammers & rock drills
Plasma Cutters - 2
Large assortment of Truck and heavy equipment wrenches and sockets
LASAR MARK DS 200
BIG wrenches - 2 1/2" up & down
Pallets of wrenches & sockets
INGERSOLL RAND 80 gal air compressor- 230 volt
US CARGO enclosed trailer - 14' x 8'
1997 Ford F-350 truck w/ 7.3 diesel motor
OLD bank safe from Amazonia Bank
Stackable concrete jumbo blocks - assorted
Large lot of concrete blankets
Lots of misc. construction signs and cones
Hitachi Chop saw
Ford 6.4 diesel motor on stand
LOTS of concrete stakes and pins
Pick up storage tanks
Hydraulic concrete saw
Dump truck roll over tarps
SPECTRA Precision Lazer LA50 for excavator boom
Gas detector for manholes
Assorted receiver hitches
LOTS of hitch pins and related items</p> | <p>Lots of gas and oil w/ fire extinguisher
Construction work safety vest, hard hats, gloves and misc.
Heavy commercial shelving
Electric drills, buffers, drill bit and chainsaw sharpeners
Solder and heat guns
DeWalt portable air compressor and Nailair
Misc. Snap on tools
Hilti TE72 Electric hammer drill
14" assortment of diamond / hot saw blades
Huge selection of 4 drawer heavy duty parts / supply shop cabinets
HUGE selection of new oil, fuel, air, hydraulic filters
Truck air drier fillers
Large assortment of construction grade hand tools and ladders
Large shop floor fan
Large assortment of air hose, extension cord
Water main tapping saddles - misc. sizes
Assorted new 2" hard copper and misc. other sized roll copper
Several 20' sticks of 2" copper
Gallon buckets of concrete sealer
Large assortment of brass fittings, valves, lock backs,
2" Back flow for fire hydrant
Copper pincher sets - 2
Large assortment of MJ water main fittings</p> | <p>Larger assortment of mega lugs
Assortment sizes of sewer and water pipe
Several sizes of ADS pipe & fittings
MI-T-M, BTU space heaters - 2
Various new bucket teeth
Large assortment impact truck and heavy equipment sockets and ratchets
Many of bins of new hardware
Husqvarna Cut saw w/ cart
Electrical / hydraulic bale spikes
853 Bobcat steel bar tracks
Old fire hydrants
Chain link fencing
Large assortment of Steel I beams
10" Dingle man front mount tractor / dozer blade
Steel plates
Truck sleeper
Pile of stockyard and street paver bricks
Ford 8 N tractor
Case VAC tractor
3 section harrow
10' single disk
7' tandem disk
Jeep wheels, tires and soft top
Stand up pipe vice
New push mower
John Deere lift arms
New Holland 310 disk bine
10' cut, flail mower - used 1/2 season</p> |
|--|---|--|---|--|

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HANCOCK COUNTY, IL LAND AUCTION

87 ACRES - 1 TRACT

SATURDAY, NOVEMBER 4, 2023 AT 1PM
Auction held at the KC Hall, Nauvoo, IL
This will be an in-person auction with live on-line bidding available through Proxibid with no Buyer's Premium.

LOCATION & GENERAL INFORMATION
87 acres located east of Niota, IL on Hwy 9-96 approximately 1 mile to Road 1270, then 1/2 mile south to Road 2860, then west to the end of the road. The land is mostly wooded with 13 acres of level open ground. Electricity and Dallas Rural Water are on this property, which along with the very private, end of the road location, makes this a great place for a new home or weekend cabin. Immediate possession including all hunting rights will be given at closing.
If you're looking for excellent hunting land, a beautiful place to build, or somewhere to run the 4-wheelers, you should check out this very unique property. Feel free to walk over or take an ATV ride to inspect this land.
Terms of sale, along with aerial photo, plat map and many pictures, at MikeSullivanLandSales.com

Nauvoo Real Estate Inc, Seller
Mike Sullivan Land Sales LLC
414 Main • PO Box 68 • Carthage, IL 62321
217-357-5252 • www.mikesullivanlandsales.com

FOR SALE:	2002 Sportsman Toy Hauler, New Tires, Gooseneck Or 5th Wheel, \$7,200 OBO.	FOR SALE:	1955 International 300 Utility Tractor With New 14-9-28 Tires And Rims, \$2,500. Call And I will Text You Pictures.
641-680-0892	TFN	319-461-0456	10-6

AG RELATED

FOR SALE:	Certified Organic Yellow Corn, Oat Hay And Alfalfa Grass Hay.	FOR SALE:	New 3 Pt. Tillers, Heavy Duty, Gear Driven, 7 Ft. To 12 Ft. Starting At, \$4,150.
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 <p>2012 Chevy Malibu LTZ Loaded, Leather, Sunroof, Keyless Entry, 117K Miles, \$9,995</p>	<p>Low Miles</p>  <p>2016 Silverado K2500HD 4x4, 6.0 V8, Auto, Cruise, Tilt, Air, Blade Hookup, 82K, \$28,995</p>	 <p>2013 Chevy Silverado K1500 LTZ Crew Cab, 4x4, 5.3 V8, Loaded, Heated Leather, Full Power, Bed Cover, 115K, \$21,995</p>	 <p>2014 Buick Encore Leather, AWD, Full Power, Heated Frt Seats, 114K, \$11,995</p>	 <p>2010 Silverado K1500 LTZ, 4WD, Crew Cab, 5.3 V8, Loaded, Heated Frt Leather Seats, Full Power, Bed Cover, 193K, \$9,995</p>
 <p>2005 Hummer H2 SUT 6L V8, Loaded, Leather, Sunroof, Full Power, 157K, \$16,995</p>	 <p>2008 Silverado K2500HD Crew Cab, 4x4, 6.0 V8, Auto, Full Power, 271, Heated Mirrors, 161K, \$14,995</p>	 <p>2013 Ford Escape SE Nicely Equipped, CD/MP3/Satellite, 154K, \$7,995</p>	 <p>2004 Lexus GX470 4WD, Loaded, Sunroof, Full Power, 3rd Row Seating, 181K, \$9,995</p>	 <p>2017 Ford Festiva SE Well Equipped, Backup Camera, CD/MP3, 71K, \$9,995</p>

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Listing #16929

— ABSOLUTE — REAL ESTATE AUCTION

Featuring Commercial Building
Located in Downtown Albany, MO
Thursday, October 12, 2023 at 10:10 am

Auction Location: Hundley-Whaley Learning Discovery Center
(Univ. of Mo. Extension Bldg.) 1109 S. Birch St., Albany, MO

TRACT 7



Located at the Corner of
Dallas and West Harrison Street

Lot Six (6), in Block Eleven (11), in the original town, now city, of Albany, except the North 40 feet of said Lot Six (6), Gentry County, Missouri



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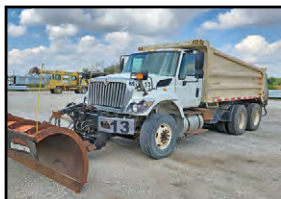
DN8692 '20 John Deere 6105E
MFWD tractor



2 SELLING
DQ1114 '10 John Deere 672G
motor grader



DS2298 '12 CAT 120M2
motor grader



IQ9921 '14 Int'l WorkStar 7400
dump truck



DS2233 '17 John Deere 331G
tracked skid steer

purple
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AUCTION

INVENTORY INCLUDES: motor graders, tractors, skid steers, dump trucks, mini excavator, wheel loader, pumper fire truck, backhoe, vacuum excavator, wood chipper, bucket truck, semi truck and more. All items are sold "AS IS." 10% buyers premium applies. 866.608.9283

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BARN FIND & TREASURE HUNTER'S "Old Fashioned Acreage Estate Auction" SUNDAY – OCT. 8 – 11:00 AM

On Site 3001 Quarry Road Approx. 2 Miles East
of Marshalltown, Iowa

We are selling out of the house, barn, 3 shops & other sheds plus will walk the acreage selling Iron & Lumber, Old Vehicles & Machinery
This place is full & we will sell in group lots a huge portion of the day! All items sold "As Is", most of the items have been stored inside the buildings

HIGHLIGHTS

Walker 27hp Super B Zero Turn Mower- 60" deck, looks to be in excellent condition; 1963 John Deere 2010 Tractor w/dual hydraulic loader, appears good & straight, 3 pt, rear weights, great tires, excellent seat, SN3307, has been sitting in the shed a couple of years; 1962 Willy's Jeep Wagon it's all there in the shed w/easy access to pull out, they were first manufactured in 1946, a good restoration project; '74 Chevrolet Custom Deluxe 20 Pickup – sitting in the bushes, it's also all there-another restoration project; '53 Ford Truck for parts or restoration- sitting in the bushes; JD 494-A Corn Planter-has all the boxes, been in the bushes; Early 1900's Culti-packer; Old Shops Full of Old Tools, Bins & Iron – Scrap Iron piles outside; LOTS OF OLD NATIVE LUMBER STACKED UP IN SHEDS plus Antique Large Safes, Antiques & Primitives out of the house; Some newer tools & household items too!



Walker Super B



Willy's Jeep Wagon



'63 JD 2010

Starts at 11:00 on Antiques then working into the larger items mid-way through the sale! It's a beautiful setting! Come enjoy the day! Plan to walk the acreage from building to building. It's on a Dead End road & it's a little tricky to find. If you don't have a cell phone for good directions we will help you find it!

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ABSOLUTE GENTRY COUNTY, MISSOURI ESTATE LAND AUCTION
Selling in 6 Tracts totaling 298 Acres ±,
Highly Productive Farmland and Pasture
Thursday, October 12, 2023 at 10:10 am
Property Located In and Around Albany, Missouri
Auction Location: Hundley-Whaley Learning Discovery Center
(Univ. of Mo. Extension Bldg.) 1109 S. Birch St., Albany, MO



Tract 1 - 24 Acres ±
Location: Approximately 4 mi. east of Albany, Mo. bordering US 136 & Route F on west side. Featuring 24 acres +/- highly productive Grand River bottom land with 18.04 tillable acres according to USDA Farm Service Agency. Farm is in corn production at present. Taxes: \$148.95
Note: Tracts 2, 3, and 4 have grazing lease until March 1, 2024.

Tract 2 - 39 Acres ±
Location: Approximately 1-1/2 mi. north of Tract 1 on Route F on east side of road. Featuring 39 acres +/- gently rolling pasture land 31.21 acres tillable according to USDA Farm Service Agency. One pond for livestock watering, some timber for hunting, and good to average cattle-tight fences. Property has access to rural water; one well on property. Excellent location for homesite with long-range country views. Amenities: 40'x30' Machine shed currently used for machinery and hay storage. Taxes: \$118.84

Tract 3 - 39 Acres ±
Location: Directly west of Tract 2. Featuring 39 acres +/- with 32.3 tillable acres according to USDA Farm Service Agency. Property is all in pasture grass with good fences, some open timber, and two ponds for livestock watering. Property has access to rural water. Excellent home site location if desired. Taxes: \$175.98

Tract 4 - 95 Acres ±
Location: Approximately 3/4 mi. North of Tracts 2 and 3 on Route F. Featuring 96 acres +/- with approximately 83.84 tillable acres. At present, farm is in pasture grass for livestock grazing and hay production. Farm has two ponds with tubes, some open timber with walnut trees, and good to excellent fences. Excellent homesite location. Taxes: \$153.84

Tract 5 - 41 Acres ±
Location: From Albany approx. 1 mi. South on St Hwy 85 to St Hwy P, East 3.5 mi. to 590th St, North on gravel approx. 1/2 mi. to 355th St. Farm is 3/4 mi. East of curve on South side. Featuring 41 acres +/- with 37.31 acres tillable. Farm is in pasture grass for livestock grazing. Two ponds for livestock watering, one with tube, and good to excellent fences, 1 older livestock working facility with pipe gate corral system and water fountain for livestock. Also features 40'x50' machine shed; dirt floor plumbed with electricity for machinery storage. Property has access to rural water and well. Taxes: \$175.98

Tract 6 - 59 Acres ±
Location: Directly east of Tract 5. Featuring 59 acres +/- with 43.37 tillable acres according to FSA. Farm is in pasture mix grasses for livestock grazing. Two ponds for livestock watering, some open timber for livestock shelter and hunting, and good to average fences. Property has access to rural water.

Terms: 10% down per tract day of sale payment 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. COMPLETE TERMS, PHOTOS AND MAPS CAN BE FOUND ON WEBSITE.

Coburn Family Estate & Barbara Coburn, Owners

Mark Younger, Auctioneer For complete listings and pictures visit our website
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WANTED: Ford Square Baler In Good Condition, Prefer No. 630 Or Similar Leave Message With Number At. 573-608-0277 10-6

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FOR SALE: OCIA Certified Organic Yellow Corn, 1969 JD 55 Combine With 2 Row Cornhead In Excellent Condition, Always Inside. 641-751-8382 TFN

FOR SALE: M-M Motor Parts G-1000 UP-G Parts Tractor 5 Star U Standard, Come Look Have More. 660-341-6318 ETFN

FOR SALE: 24 Ft x 5 Ft Free-Standing Cattle Panels, Weighing 600 Lbs Each, Fastener Chains Included. Located in Troy, IA. 641-680-0892 TFN

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FARMLAND AUCTION
120 ACRES M/L
SATURDAY, OCTOBER 14, 2023 10:00 AM
SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
4060 MONROE-WAPELLO ROAD, BLAKESBURG, IOWA
OR 1-1/4 Miles South of Blakesburg

TRACT I – 40 Acres m/l with 2000 model 2-bedroom, 2-bath mobile home. Over 1,200 square feet with a 13'x20' enclosed porch. 30'x38' pole building with two overhead garage doors and full concrete floor, constructed in 2010; plus 30'x36' open-front pole building. Rural water. Approx. 35 acres tillable, balance in hayland.

TRACT II – 80 Acres m/l, adjoins Tract I. No improvements. Large pond. Approximately 30 acres in timber, balance is comprised of tillable ground and hayland. Lots of wildlife.

TRACT III – Tracts I & II combined and offered as one unit, with the unit yielding the highest price will determine sale price of the farm.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL AT 12:00 NOON
For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.



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INVALID CARE ITEMS: Golden Compass elec. mobility chair; Golden Avenger 4-wheel elec. scooter – both are like new; Inogen port. oxygen concentrator; Like new brown microsuede elec. lift chair; Walker.

AUTOMOBILE, LAWMOWER, 4-WHEELER, RIFLE: 2015 Dodge Journey Crossroad, full power, leather interior, third-row seating, 60,000 miles; 2016 John Deere X390 lawn mower, hydro, power steering, hydraulic-lift desk, 190 hours; 2015 Polaris Sportsman ETX 4-wheeler, AWD, approx. 60 miles; Front blade for Polaris; 6'x8' 2-wheel trailer w/rear gate; Glenfield Model 60 rifle, 22-cal. **GUN PERMIT REQUIRED FOR THE PURCHASE OF FIREARM.** McCulloch chainsaw; 4hp 220 air compressor; 25-gal. pull-type sprayer; 15-gal. ATV sprayer; Bench grinder; Vise; 1/2" elec. impact; Table saw; 2-pc. tool chest; Power washer; Mower lift; Jacks; Chains; Lawn roller; 20' extension ladder; Blast heater; 2-wheel dolly; Assorted hand tools.

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New Listing - 120 Acres MOL, located just North of Elvira Iowa, Farm is 100 acres tillable with remainder in Pasture. Asking \$7,750/Acre

472 Acres MOL, prime Clinton Co. farmland w/highly improved cattle operation. Farm is almost all tillable, being row-crop and CRP. Nice Grain setup located on the property. Joins the 204 Ac. listed below.

204 Acres MOL, 200 FSA Cropland acres that is highly tillable, the remainder of the farm is in CRP. Farm is located adjacent to the 472 Acres listed above. Asking \$7,750/A.

85.77 Acres, located within Camanche City limits. Hwy 30 frontage, potential development land, Asking \$8,000/A.

PENDING - 20 Acres, mostly tillable, great building site w/ County taxes. N. of Elvira, IA. Asking \$11,000/A.

WHITESIDE COUNTY, IL

507 Acres, almost all tillable, level farm with many recent improvements, can be split. Located on Hwy. 30, W. of Morrison, IL. Asking \$10,000/A.

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New Listing - 248.202 Acres MOL, with 235 acres in row crop production carrying an impressive 130 productivity index. Farm is located in a prime location just South of Hebron Illinois.

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

Farms located in Polk & White Cloud Townships, Nodaway County, Missouri

Home, 102 River Bottom Land, Wind Turbine Income

Tract 1 - 185 Acres ±

Location: Approximately 1-1/2 mi. East of US Hwy 71 on US Hwy 136 to Katydid Road; property lies on West side of gravel.

Featuring 185 acres +/- of 102 River bottom and upland hill ground with 174.07 tillable acres according to USDA Farm Service Agency. Presently 48.84 acres in corn production, 53.75 acres in soybean production and 71.5 acres in pasture land and hay. Balance of farm has some timber with excellent hunting. This farm has an excellent location for development potential with long range country views overlooking Maryville, MO and/or can be tiled and terraced for more row crop production. Property has access to rural water and two ponds for livestock watering. Includes two open front Morton loafing cattle livestock sheds (48'x30'x10' and 36'x21'x10') built in 1974 with water hydrants for livestock. Located in Maryville R-II School District and minutes away from Mozingo Lake Recreation Park and Maryville business district. **Taxes:** \$639.58

Tract 2 - 153 Acres ± with Home

Location: US Hwy 136 East of Tract 1 to Route F then South approximately 2 mi. on West side of road.

Featuring 153 acres +/- good ridge to gently rolling ground with 127.05 tillable acres according to USDA Farm Service Agency; includes home and outbuildings. Presently 100.93 acres in soybeans with approximately 26 acres hay ground in NW corner that could be tiled and terraced for row crops. Nice 1.5 story house with 2 or 3 bedrooms, newer windows, vinyl siding, asphalt shingles, patio, and basement. Home appears to be in good state of repair and is currently rented. Property has access to rural water and is located in Maryville R-II School District, minutes from Maryville grain storage facilities, Mozingo Lake Recreation Park and Maryville business district.

Outbuildings include:

- 24'x30'x10' Morton Garage, 3 8'x8' Roll Up Doors, Cement Floor
- 74'x36'x12' Morton Machine Shed, 18' East-facing Sliding Door, 3 Open South-facing Bays
- 56'x36'x12' Morton Machine Shed, 18' East-facing Sliding Door, 2 Open South-facing bays

Grain Storage Bins include: 21'x17.5' Bin, 5000 bu, 24" Fan, Aeration Floor, Vertical Upload; 21'x14' Bin, 4000 bu, 24" Fan, Aeration Floor, Vertical Upload; 21'x17.5' Bin, 5000 bu, 24" Transition for Fan, Aeration Floor, Vertical Upload; 21'x14' Bin, 4000 bu, 12" Transition for Fan, Aeration Floor, Vertical Upload; 18'x17.5' Bin, 3500 bu, Aeration Floor; 18'x10' Bin, 2000 bu; 18'x12.5' Bin, 2500 bu

Taxes: \$1341.12

Tract 3 - 30 Acres ±

Location: Directly East of Tract 2.

Featuring 30 acres +/- gently rolling grassland with 29.27 tillable acres according to USDA Farm Service Agency. Property has access to rural water and one pond for livestock watering with good to average fences. Excellent home or development site with long range country views. Located in Maryville R-II School District and minutes away from Mozingo Lake Recreation Park and Maryville business district. **Taxes:** \$101.69

Tract 4 - 158 Acres ±

Location: South of Maryville on US Hwy 71 to 340th St. West on gravel to Impala Rd. Then Right on Impala Rd. for 1 mi. to Ideal St. Left around curve 1/4 mi. on South side of road.

Featuring 158 acres +/- with 133.13 tillable acres according to USDA Farm Service Agency. Presently planted in soybeans. Good upland and White Cloud Creek bottom land; gently rolling farm with some terrace and tile outlet work completed with some bordering fences in fair to average condition. Some small open timber for excellent hunting. Property has access to rural water. **Taxes:** \$625.73



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 with balance due at closing on or before 30 days. **Each tract will be sold individually and will not be offered together in any combination.** Escrow to be held at Nodaway County Abstract, Maryville, MO. Full possession to prepare for 2024 crop production will be given at closing. 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. Seller and Auction Company have right of refusal of any or all bids.

Harold Stiens Trust

Paul Stiens, Personal Representative



Mark Younger, Auctioneer

660-541-1977

Email: yac@youngerauction.com

For complete listings and pictures visit our website

WWW.YOUNGERAUCTION.COM

Tract 5 - 77 Acres ±

Location: From Maryville, South on US Hwy 71 to Rt A (Pumpkin Center) West 2.5 miles to Hawk Road; North on Gravel 1/2 mi. East side. Borders Hawk and 350th St.

Featuring 77 acres +/- with 77 acres tillable according to USDA Farm Service Agency - 32.88 in corn production and 31.93 in soybeans with balance of 12.74 in open pasture This farm has some diversion terraces that have been completed with some tiling. Also included is a wind turbine with transferable agreement at time of closing. Complete information sale day. Annual wind turbine revenue. **Taxes:** \$254.90

Tract 6 - 146 Acres ±

Location: From Maryville, west on State Hwy V approx. 4.5 miles to State Hwy H then South to 330th St. then East 1/4 mile on north side of Road

Featuring 146 acres +/- with 107.06 tillable acres according to USDA Farm Service Agency. At present, 56.88 acres in soybean production and 49.58 acres in corn. Balance in open timber. Farm has diversion terraces with expansion to create more tillable acres if so desired. Excellent hunting. Property has access to rural water and is located minutes from Maryville grain storage facilities. There is one wind turbine with transferable agreement at time of closing. Complete information sale day. Annual wind turbine revenue. **Taxes:** \$436.22

Auctioneer's Note: If looking for highly productive row crop with potential development and income from wind turbines, make financial arrangements now for these properties may sell in your price range. — Mark





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WE SELL LAND

Johnson Co, IA - 50 +/- acres, This majestic fifty acres in northern Johnson County is quite possibly the prettiest, most private setting I've seen in Cedar Rapids/Iowa City Corridor. \$950,000

Davis Co, IA - 92 +/- acres, We're excited to offer you a beautiful recreational property with fantastic whitetail and turkey hunting, a cozy place to stay, and a private two-acre pond. \$506,000

Appanoose Co, IA - 173 +/- acres, This proven trophy hunting farm features diverse habitat across an expansive area with upland hardwood ridges, creek bottom timber, access trails, and high-quality tillable land. \$968,800

Mahaska Co, IA - 92 +/- acres, This secluded hunting farm lies on a big bend of the famed Skunk River, one of the most notorious at growing big whitetails. \$575,000

Van Buren Co, IA - 158 +/- acres, Nestled in a quiet area of southeast Iowa lies this special place that represents the original American dream. \$1,620,000

Lee Co, IA - 143 +/- acres, I can't get over how beautiful this property is. I walk a lot of land in my career and have never really seen anything quite like it. \$893,750

Louisa Co, IA - 81 +/- acres, This wildlife valley offers hardwoods, a spring fed creek, tree plantings, and so much more. Under the same ownership since 1943, this property has been gently cared for with wild landscapes in mind. \$546,750

Lee Co, IA - 51.8 +/- acres, Whitetail Properties Real Estate is honored to showcase this lakefront property with one of the nicest building sites we've ever offered in southeast Iowa. \$323,750

Lee Co, IA - 42.3 +/- acres, Whitetail Properties Real Estate is honored to showcase this lakefront property with one of the nicest building sites we've ever offered in southeast Iowa. \$243,225

Keokuk Co, IA - 24 +/- acres, This property would be a perfect recreational weekend retreat along the Skunk River, whether you want to camp, fish, or build a cabin on stilts. \$142,800

Wapello Co, IA - 39 +/- acres, Enjoy hunting and country living on this beautiful property near Ottumwa. Features include hardwood creek bottom, pond, modest house, and outbuildings. PENDING

Henry Co, IA - 86 +/- acres, This is a great opportunity to own land near Mount Pleasant with a solid income stream from the Conservation Reserve Program, and quality hunting. SOLD

Des Moines Co, IA - 21 +/- acres, This well kept 20 acre southeast Iowa offers you a compact recreational property in the heart of the east area. PENDING

Van Buren Co, IA - 70 +/- acres, This potent hunting property in remote northeast Van Buren County has rolling topography, thick timber, bottom creek habitat, open acres, pinch points, and secluded road locations. SOLD

Davis Co, IA - 238 +/- acres, This remote farm on the IA/Missouri border is breathtaking and has every component that a true top-end farm in southern IA can offer. SOLD

Henry Co, IA - 103 +/- acres, This property offers the desirable blend of excellent hunting and income-producing acres from the Conservation Reserve Program. SOLD

Washington Co, IA - 176 +/- acres, This scenic farm in southeast IA lies next to a solid forest of no-hunting wildlife sanctuary, an investment of Brighton, among the hills of the notorious Skunk River. SOLD

Muscatine Co, IA - 37.65 +/- acres, This scenic property in western Muscatine County offers a mix of hardwood timber, a winding creek bottom, native grasses, and excellent building sites. SOLD

Jackson Co, IA - 322 +/- acres, Whitetail Properties Real Estate is proud to present one of the most advanced hunting farms we've ever seen in IA. It's located in Zone 8, which is more than five times other zones for hunting. SOLD

Jefferson/Van Buren Co, IA - 511 +/- acres, This breathtaking farm has timber, topography, quality farmland, and a top-end location. Currently a high fence game preserve, it offers hunting flexibility, especially for non-resident landowners. SOLD

Davis Co, IA - 40 +/- acres, This small tract is in the heart of a 3,500-acre managed neighborhood known as "The Glen"; an area with over five square miles of nothing but the finest whitetail country you could ever imagine. SOLD

Johnson Co, IA - 103 +/- acres, Located approximately 20 minutes from Cedar Rapids and IA City, this stunning farm has been in the same family for 52 years. SOLD

Van Buren Co, IA - 28.42 +/- acres, Nestled in the rolling hills above the Des Moines River Valley lies this property with great views, a building site, income through the Conservation Reserve Program, and solid hunting opportunities. SOLD

Henry Co, IA - 60 +/- acres, This is an excellent combination of tillable land currently in CRP, timber, and a perfect building site. The property sits in southeast Henry County, just west of Danville. SOLD

Jefferson Co, IA - 723 +/- acres, This mile and a half wide farm in southeast IA generates over \$99,000 in annual income and has the ideal layout for growing, holding, and hunting mature bucks. SOLD

Henry Co, IA - 57 +/- acres, This desirable property is an ideal investment for those who need a nice hunting property with income and a stunning, open ridge-top building site. SOLD

Ringgold Co, IA - 60 +/- acres, This property is well kept up and taken care of and offers tons of opportunities. There is tillable acres and recreational value on this property with great sites to build on as well. \$345,000

Decatur Co, IA - 13 +/- acres, Top end property in the middle of elite management area. \$810,000

Lucas Co, IA - 1000 +/- acres, This 1000-acre continuous tract is not only the "Epitome" of whitetail habitat, but it is the size you almost NEVER see on the market! \$5,500,000

Clarke Co, IA - 4.3 +/- acres, Located just 5 miles East of Osceola is this great building site right off of Highway 34 with all utilities available on site! \$159,000

Decatur Co, IA - 85 +/- acres, 3 Bedroom, 2 Bath Home sitting on 85+ acres with endless opportunities. The Southern Iowa views are outstanding, space for farm animals, and hunting opportunities right out the backdoor. \$699,000

Wayne Co, IA - 42 +/- acres, Top notch combined farm with a home and large shop. PENDING

Clarke Co, IA - 26.41 +/- acres, This is a rare opportunity at a property that has endless opportunities for you. SOLD

Marion Co, IA - 172.5 +/- acres, Turnkey hunting property with great cover and tillable acres. It is the perfect hunting farm located in a great location! Sets up well for a great hunting farm and offers annual income. SOLD

Union Co, IA - 277.68 +/- acres, Located in a high management area, is a diverse property with great food. SOLD

Wayne Co, IA - 325 +/- acres, This property has a proven hunting history and great income producing acres. SOLD

Lucas Co, IA - 15 +/- acres, This pole barn/house sits on a beautiful 15+ acres with a great hardwood ridge that offers great hunting and views right out the back door! SOLD

Lucas Co, IA - 19 +/- acres, This is a little recreational honey hole. Great cover and possibilities for food plots makes this for a great hunting set up. SOLD

Decatur Co, IA - 2.6 +/- acres, This small acreage located in South Central IA has great views and utilities available for a perfect build site. SOLD



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