

APRIL 7, 2021

COUNTRY LIVING AT IT'S BEST

NEW LISTING





2301 270th Ave., Osceola • \$353,000

This beautiful country home sets on 2.46 Acres m/l and is loaded with extras! Master suite with jet tub and walk-in shower, 2 additional BR's and a full bath on the main level, formal dining, country kitchen with island seating area, extra large living room with views of the surrounding countryside! Full walkout basement, spacious and open for all your entertainment needs! Bonus room and 3rd full bath provide opportunity for private suite in lower level! Gun safe that can hold up to 48 guns included as well. Large 36 x 40 outbuilding that could be used as a shop, covered front deck, attached 2 car garage, and so much more! New geo-thermal heating system in 2015 and new roof in 2106

SAYLOR REALTY LLC 320 W. McLane, Osceola, IA 50213
Ph: 641-342-2141 Cell: 641-340-1818
Helen K. Saylor-Kimes • Broker
Licensed in the State of Iowa

Osceola:
and Surrounding Areas
Farms, Acreages, Residential & Commercial Properties

Check on these or visit our website www.saylorrealtyosceola.com

REAL ESTATE

FARMS FOR SALE
65 Acres,
2 miles East of Martensdale on south side of paving, 40 row crop, 10 timber, 13 pasture or sodbust, fantastic location, recreation & income.
Black Gold Realty
515-681-6310
blackgoldrealty@gmail.com

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

Thank You For Saying You Saw It In The Exchange

We want to purchase your manufactured or mobile home for cash!

Century Homes of Oskaloosa
1712 Pella Ave. Oskaloosa, IA
www.centuryhomes.net
641.672.2344

We are looking for primarily for 16' wides or double wides.

Home at Auction

Daugherty Auction
"We sell it the day you need it sold!"
50 YEARS

Thursday, May 6th, 2021
5:30 pm
4125 E. 8th St. Des Moines, Iowa

General Description: Auctioning this split level home located in a friendly neighborhood. This home has had several updates in the last 5 years, including new furnace, A/C, and water heater. This home also has hard wood floors in the 3 bedrooms and has 1.5 baths. Much of the basement has been remodeled for living space. There is a one car attached garage and a large paved driveway. This property will need some interior remodel work, making it perfect for a handyman flip house.

Sq. Ftg. Living Area: 1,040 sq ft
Net Taxes: \$3,034.00
Lot Size: 63' x 125' Regular Lot
School District: Des Moines North HS

Call Mike Bobst today for your appointment to view!
515-468-7674

Terms: Cash, 10% down payment day of sale with balance due on or about June 6th, 2021 at time of closing. Property sold in As-Is condition with NO contingencies.





Daugherty Auction and Real Estate Services, LLC.
Chad Daugherty ~ Owner/Auctioneer ~ Kelly Daugherty ~ Auctioneer
North River Realty, Mike Bobst, Broker
Jamie Bergkamp, Closing Attorney
Adel, Iowa (515) 993-4159 ~ d_auction@hotmail.com
See us on the web at www.daughertyauction.com
The information in this brochure are from sources deemed to be reliable but it cannot be guaranteed by Daugherty Auction and Real Estate Services, LLC.

- 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 CLARKE COUNTY, IOWA 240 +/- ACRES.** Sizeable pasture farm located 5 miles southwest of Osceola. There are 2 ponds and a running creek. 185 acres are considered cropland with a 43.4 CSR2. \$3,025 Per Acre.
- NEW CLARKE COUNTY, IOWA 113.75 +/- ACRES.** Nice mid-sized pasture farm located 5 miles southwest of Osceola. This farm has two established ponds. Multiple gate entrances. **PENDING**
- NEW CLARKE COUNTY, IOWA 114 +/- ACRES.** Very productive farmland located 5 miles southwest of Osceola. There are 98 cropland acres with a 58.1 CSR2 value. Waterways in place. **PENDING**
- 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.
- 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.
- 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**
- 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**
- NEW CLARKE COUNTY, IOWA 165 +/- ACRES.** This 165 acres consist of CRP and hay ground. 66.4 currently enrolled in CRP. 74.82 are currently in hay production. **PENDING**
- 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. **PENDING**
- 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**
- 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**
- 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**

View MORE LISTINGS and FEATURED PROPERTY VIDEOS at iowalandcompany.com

FARMLAND AUCTION
Merle Gatton Farm




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

FARMLAND AUCTION
ABSOLUTE SALE



Jefferson County, IA 207.56 Acres | 2 Tracts
Tillable Farmland & CRP
Sale Date: May 4th 2021 at 1:00PM

LAND FOR SALE




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

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

THANK YOU FOR SAYING YOU SAW IT IN THE EXCHANGE

PAGE 3 B