

# Absolute Land Auction

Featuring 116 Acres ± of Taylor County, Iowa, Farmland  
**Friday, November 6 • 10:33 am**

**Auction Location:** Community Center, 512 Main St., New Market, Iowa

Property is conveniently located East of New Market, Iowa on Hwy. 2 approx. 1-1/2 miles to Blacktop N26/ Colt Avenue, then South 2 miles to 250th Street, then west 1/4 mi. Property lies on South side of road, next to The Barn at Kent Farms wedding venue.

**Legal Description:** NW corner of the NW1/4, sec 20, Twp. 68N, Range 35 West, Taylor Co. Iowa. True legal to govern.

Property features 116 Acres ± of gently rolling farmland with 87.33 acres tillable. CSR2 is 55.2. There are 65 acres at present in corn production with the balance in open pasture and timber. There are 2 ponds for livestock watering. Soil types include Adair clay loam, Sharpsburg silty clay loam, Shelby clay loam, Colo, Judson-Nodaway complex, and Nina silty clay loam. **TAXES:** \$1856.00

**AUCTIONEER'S NOTE:** If looking to expand your farming operation for row crop or cattle production, or looking for a home site close to Clarinda, Bedford and Maryville, with excellent deer hunting, here it is. Make financial arrangements now, for property sells to the highest responsible bidder.

**TERMS:** 10% down 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. Immediate possession of farm land will be given for spring planting upon signing of contract on auction day. Escrow to be held at and legal contracts prepared by the office of Turner, Jones and Bitting, 301 East Main St., Clarinda, IA. 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.

**Chris & Jamie McKay, Owners**

Auction Conducted by YAC, INC d.b.a.:

**YOUNGER AUCTION COMPANY**  
**MARYVILLE, MISSOURI**

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