

# Absolute Iowa Real Estate Auction

## Custom Home w/288.56 Acres +/- Offered in 2 Tracts Saturday, March 28, 2020 – 10:00 am

**Location:** 1426 Redwood Avenue, Clarinda, IA - Just minutes North on State Hwy. M-70 (Redwood Avenue), approximately 6 miles from downtown Clarinda.

**Tract 1** – Features Custom Built 3-bedroom, 2 full bath Ranch Style Home built in 2000, situated on 16 Acres +/- that includes Horse Barn and 150' x 260' Oval Arena area Plumbed for Electricity and Ready for Arena Gates and Roping Chute, off blacktop frontage. Home features include approximately 2808 sq. ft. of living area with 3 Large Bedrooms and Closets, carpeted throughout. The Open Concept Kitchen and Living Room Area has Vaulted Ceilings, Custom Made Oak Cabinetry with lots of Storage Space and a Center Island for Family Get-togethers. Home Also Features 2 Full Bathrooms; 1 w/ Large Jacuzzi Tub and Shower Combination. Other Amenities include Custom Oak Trim, Large Thermal Painted Windows that Overlook the Barns and Arena Area with a Wrap around Porch Area, All on Concrete, to enjoy Long Range Country Views and a Patio Area Perfect for Entertaining. This Home also has A Large 40' x 42' Attached 4 Bay Garage to Fit Dually Trucks – All with Electric Openers. **Tract 1 Out Buildings Include:** 1 – Large 60' x 105' Morton Building with 6 Bay Entry Doors: 1 – 18' x 14' and 5 – 14' x 14' all with Electric Openers. Building Has 6" Concrete Flooring with Wood Boiler Heat System and 1 Divider Wall. Building Plumbed for 110v & 220v w/ LED Lighting – Excellent for Large Equipment Repair Area that includes a 105' x 30', 6" Concrete Approach at Bay Doors. 1 – 40' x 70' Equine or Bovine Metal Building with 3 Horse Stalls, New Richey Automatic Waterers – Tack Room or Office Space if so Desired with Livestock Entry Door From Pasture. 1 – 55' x 67' Barn with New Metal Roof and Siding with a Lot of Ground and Overhead Storage all on 6" Concrete including 4 Overhead Doors: 1 – 10' x 10', 1 – 14' x 18' and 2 – 8' x 10', some with electric openers. 1 – 24' x 36' Custom Built Storage Shed on Concrete, plumbed with 110v & 220v and 2 Electric Entry Doors; 1 – 8' x 16' and 1 – 8' x 8'. Other Outside Property Amenities Include: White Vinyl Fence, Water Hydrant, Oak, Ash and Maple along with an 18' Country Style Gazebo setting on 20' x 30' Concrete Pad Overlooking Arena Area.

**Water** – Rural, 1 Large Pond with Bass, Crappy, Catfish and Blue Gill.

**Tract 2** – Features 272 Acres +/- of Gently Rolling Timber Pasture with some of the Best Deer and Turkey Hunting, South West Iowa Has to Offer. Joining Tract 1, This Property has Approximately 120 Acres +/- of Open Pasture for Livestock Grazing or Hay Production with the balance in Wooded Timber and Draws of Oak, Ash, Hickory and Walnut along with other Native Timber. There is a Custom Built Cabin – Built in 1998, Steel Siding & Metal Roof – 18' x 24' with Loft, Set up for Generator System and Propane Lights – A Hunters Main Headquarters – All Overlooking Newer Pond with Swinging Bridge. This tract also has 1 – 20' x 30' Storage Building and one Older Barn for Hay Storage. Good Fencing including some woven and some new 6-barb.

**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. Immediate possession of farm land will be given for spring planting upon signing of contract on auction day. Possession of home will be given in 90 days from date of auction. Escrow to be held at 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.

**Auctioneer's Note:** *This is country living at its best. Make financial arrangements now for these types of properties seldom come up for sale and go quickly. Watch for Open House dates.* — Mark

**Dave & Jerrie Stickler, Owners**

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**Mark Younger, Auctioneer • 660-541-1977**

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