

CLARINDA, IA

70 Deeded Acres Offered at Public Auction

Wednesday, October 16, 2013 @ 6:00 PM

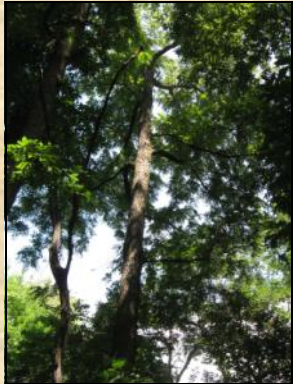
Auction Held at: Wibholm Hall, 200 S 6th Street, Clarinda, IA 51632

Property Address: Intersection of 280th Street & Taylor Page Avenue, Clarinda, IA 51632

Property Viewing: Sunday, October 13 ~ 2:00 - 4:00 PM

Register at www.adamsauctions.com for Online Bidding!!!

This 70 acres located at the intersection of 280th and Taylor-Page Avenue in Taylor County, Iowa, near Clarinda, is a small tract with big potential. If you are a hunter looking for pieces with income, or a cattle man looking to grow your operation, this property has what you are looking for. There are large tracts of land that hold tons of deer, but sometimes because the way these properties lay out, actually harvesting a mature buck on these properties seems almost impossible. If you have hunted whitetails long enough you know what I am talking about.



Keeping Food on this Property will Pull Deer from Great Looking Neighboring Farms

Lot 1: The north side of the property is +/- 33 acres, and is a turnkey cattle operation. Well maintained pastures and fences, two stocked ponds, a grain silo, a like new metal building with a corral, rural water and electric, make this a must see. The property also connects to a woodlot, and the owner says that it is a "highway" for cruising bucks during the rut. The metal building is an easy remodel into a weekend or hunting cabin.



Lot 2: The south piece is 36.57 Acres, 24.4 are tillable and currently in production, (soil maps available) with the balance in timber and brush. There is a wooded draw with a creek that winds through the property, offering a perfect ambush spot for the bruiser whitetails that southern Iowa has become famous for. This draw connects to a block of timber that is part of this property, and it is attached to a very large piece of hardwood timber on the neighbor. The east side of the draw is ideal for a food plot, and the hillside "screaming" for a box blind or shooting house! The west side of the draw is a grown up thicket that provides a small bedding/nesting area. Deer numbers in this area are high, with adjoining properties having ample food and habitat.

County: Taylor

Lot 1 ~ Parcel ID No.:

2531300300000

'12 Taxes: \$338

Lot 2 ~ Parcel ID No.:

2706200200000

'12 Taxes: \$520



Two Nice Building Sites • Great for Riding ATV's or Horses • 5 minutes from Clarinda, Iowa • Two Hours from Kansas City, MO • 1.5 Hours to Omaha, NE
45 Miles from Maryville, MO • 2 Hours from Des Moines, Iowa

Professional Real Estate Auctions by:

www.adamsauctions.com



Owner:
Marvin & Betty Runyan

TERMS:

\$20,000 DOWN DAY

OF SALE

ON REAL ESTATE

BALANCE DUE IN 30 DAYS

6% BUYERS PREMIUM

ANY ANNOUNCEMENT MADE DAY

OF SALE TAKES PRECEDENCE

OVER ANY PRINTED MATERIAL.

LIST SUBJECT TO

CHANGE WITH OUT NOTICE.

LIC # 044000169



Toll Free: 1-877-566-8751

Adam Jokisch

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