

VIRTUAL ONLINE

POLK COUNTY, IOWA LAND AUCTION

WEDNESDAY, SEPTEMBER 28, 2022 AT 10:00 AM^{CDT}



444 ACRES± • 3 TRACTS

The G&K Development, L.C. farm is located in Sections 21, 22 & 27, Allen Township, Polk County, Iowa. 1 mile north of Carlisle, Iowa and in close proximity to the Des Moines, Iowa Metro area. These tracts have had a recent change (Spring 2022) from the USDA Risk Management Agency from High Risk to Standard/Low Risk Rating.

Mark your calendars now for this fast approaching Polk County, IA land auction. This farm offers productive tillable farmland and includes soils with CSR2's in the high 70's to low 80's. We look forward to your participation in the unprecedented Des Moines, IA Metro area land auction.

G&K DEVELOPMENT, L.C.

Representing Attorney: Ronald D. Fadness

900 Montgomery Street, Decorah, Iowa | (563) 382-2933

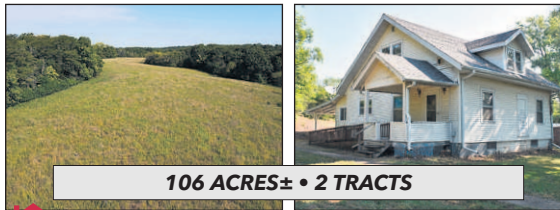
Auction Managers:

John Probasco (641) 856-7355 & Jim Huff (319) 931-9292

VIRTUAL ONLINE

DES MOINES COUNTY, IOWA LAND AUCTION

THURSDAY, SEPTEMBER 29, 2022 AT 10:00 AM^{CDT}



106 ACRES± • 2 TRACTS

OPEN HOUSE: THURS., SEPT. 15TH • 4:00 - 5:30 PM

The Clay Hill Trust farm is located in Section 9, Danville Township, Des Moines County, IA. 5 miles southwest of Danville, IA (13 miles west of Burlington, IA). Tract 1 is improved with an older 1 1/2 story 3 bedroom home, newer detached garage and a nice 50' x 30' storage building.

This farm offers productive tillable farmland, awesome hunting and recreational acreage, Skunk River frontage, as well as several attractive building sites on this property. This is an auction that you will not want to miss as this farm has been in the Lair family for many years.

CLAY HILL TRUST

Christine M. Troutman & Ronald S. Lair - Co-Trustees

Attorney: Philip D. McCormick | Whitfield & Eddy Law
111 W. Monroe St., Mt. Pleasant, IA | (319) 385-9522

Auction Managers:

Jeff Hoyer (319) 759-4320 & Jim Huff (319) 931-9292

VIRTUAL ONLINE

MONROE COUNTY, IOWA LAND AUCTION

THURSDAY, SEPTEMBER 29, 2022 AT 1:00 PM^{CDT}



360.38 SURVEYED ACRES • 4 TRACTS

The Prater farm is located in Sections 34 & 35, Franklin Township, Monroe County, Iowa. The farm is further described as being located 4 miles west and 1/2 mile north of Moravia, Iowa

Mark your calendars now for this upcoming Monroe County, Iowa land auction. This farm features productive tillable farmland, hay production and highly improved pastureland. The close proximity to Rathbun Lake provides excellent opportunities for home building sites. You will most certainly want to participate in this unprecedented land auction!

MERLE D. PRATER REVOCABLE TRUST

Phil Prater, Merla Schell & Camilla Williamson - Trustees

Attorney: Thomas L. Anders | Anders Law Office

508 Drake Ave, Centerville, IA 52544 | (641) 856-6088

Auction Manager: John Probasco (641) 856-7355

VIRTUAL ONLINE

AUDRAIN COUNTY, MISSOURI LAND AUCTION

MONDAY, OCTOBER 3, 2022 AT 10:00 AM^{CDT}



313 ACRES± • 4 TRACTS

- ✓ HIGHLY PRODUCTIVE TILLABLE CROPLAND!
- ✓ VERY WELL-MAINTAINED FARM!
- ✓ OUTSTANDING WHITETAIL DEER & WILD TURKEY HUNTING ACREAGE!

Farm is located approximately 4 miles southeast of Centralia, MO or approximately 13 miles west of Mexico, MO in Section 25, T51N•R11W Wilson Township, Audrain County, MO.

RICHARD K. RILEY & MARTHA RILEY

Representing Attorney: Randal J. Owings

100 N. Jefferson Street | Mexico, MO 65265 | (573) 581-5280

Title Work: Audrain County Title Co.

120 N. Jefferson Street | Mexico, MO 65265 | (573) 581-5136

Auction Managers:

Bill Fretwell (660) 341-7735 & Jennifer Wood (217) 257-8812

VIRTUAL ONLINE | MARSHALL COUNTY, ILLINOIS

LAND & REAL ESTATE AUCTION

WEDNESDAY, OCTOBER 5, 2022 AT 10:00 AM^{CDT}



175.7 ACRES± • 2 TRACTS

OPEN HOUSE: TUES., SEPTEMBER 20 • 3:00 PM - 5:00 PM

The Nancy Clark Trust Farm, known locally as the Ames Farm, is located just west of Rutland, IL, or 4 miles east of Toluca, IL, or 4 miles south of Wenona, IL (18 miles southwest of Streator, IL) in Section 12, T29N•1E, Bennington Township, Marshall County, Illinois.

Tract 1 contains 171.5 acres (subject to survey) and is all-tillable with productive soils. Tract 2 contains 4.4 acres (subject to survey) and is improved with an older, 2-story country home with 4-bedrooms, several farm outbuildings and a pond.

Farmers, investors and home buyers, be sure to check out the Clark Trust properties which are ideally located in Marshall County, IL.

NANCY CLARK TRUST FARM KNOWN LOCALLY AS THE AMES FARM

Representing Attorney: Marci M. Shoff, Esq.

Hasselberg, Rock, Bell & Kuppler LLP | (309) 688-9400
4600 N. Brandywine Drive, Suite 200 | Peoria, IL 61614

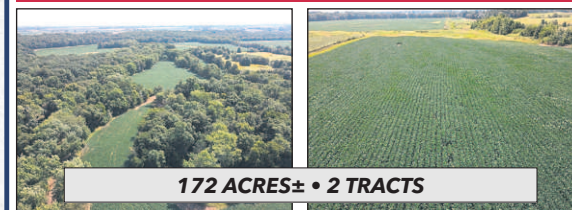
Auction Managers: Kevin Haas (309) 264-7767

& Dan Sullivan (319) 795-1833

VIRTUAL ONLINE

MACON COUNTY, MISSOURI LAND AUCTION

THURSDAY, OCTOBER 6, 2022 AT 10:00 AM^{CDT}



172 ACRES± • 2 TRACTS

- ✓ HIGHLY PRODUCTIVE TILLABLE CROPLAND!
- ✓ EXCEPTIONAL NORTHERN MISSOURI WHITETAIL DEER & WILD TURKEY HUNTING ACREAGE!
- ✓ HARDWOOD TIMBER!

Property is located approximately 5 miles east of LaPlata, MO or approximately 15.2 miles south of Kirksville, MO in Section 1, T60N•R14W, LaPlata Township, Macon County, MO.

HOEHN FARM & PROPERTIES LLC

Real Estate Contracts Prepared By: Smith Law Office

Dennis W. Smith | 307 Lewis Street

Canton, Missouri 63435 | (573) 288-4461

Closing & Title Work: American Title & Abstract Co.

119 N. Rollins Street | Macon, MO 63552 | (660) 385-2515

Auction Managers:

Bill Fretwell (660) 341-7735 & Jennifer Wood (217) 257-8812

CONTACT US TODAY

(844) 847-2161 • WWW.SULLIVANAUCTIONEERS.COM

License #44400107

