

LAND AUCTION

JACKSON COUNTY, IOWA

Sale Date: Thursday, April 29 @ 5:30 p.m.

Property Address: 3752 366th Ave., Preston, IA **Auction Location:** 123 McKinsey Drive, Maquoketa, IA 52060

Wayne and Arlene Nolting Estate

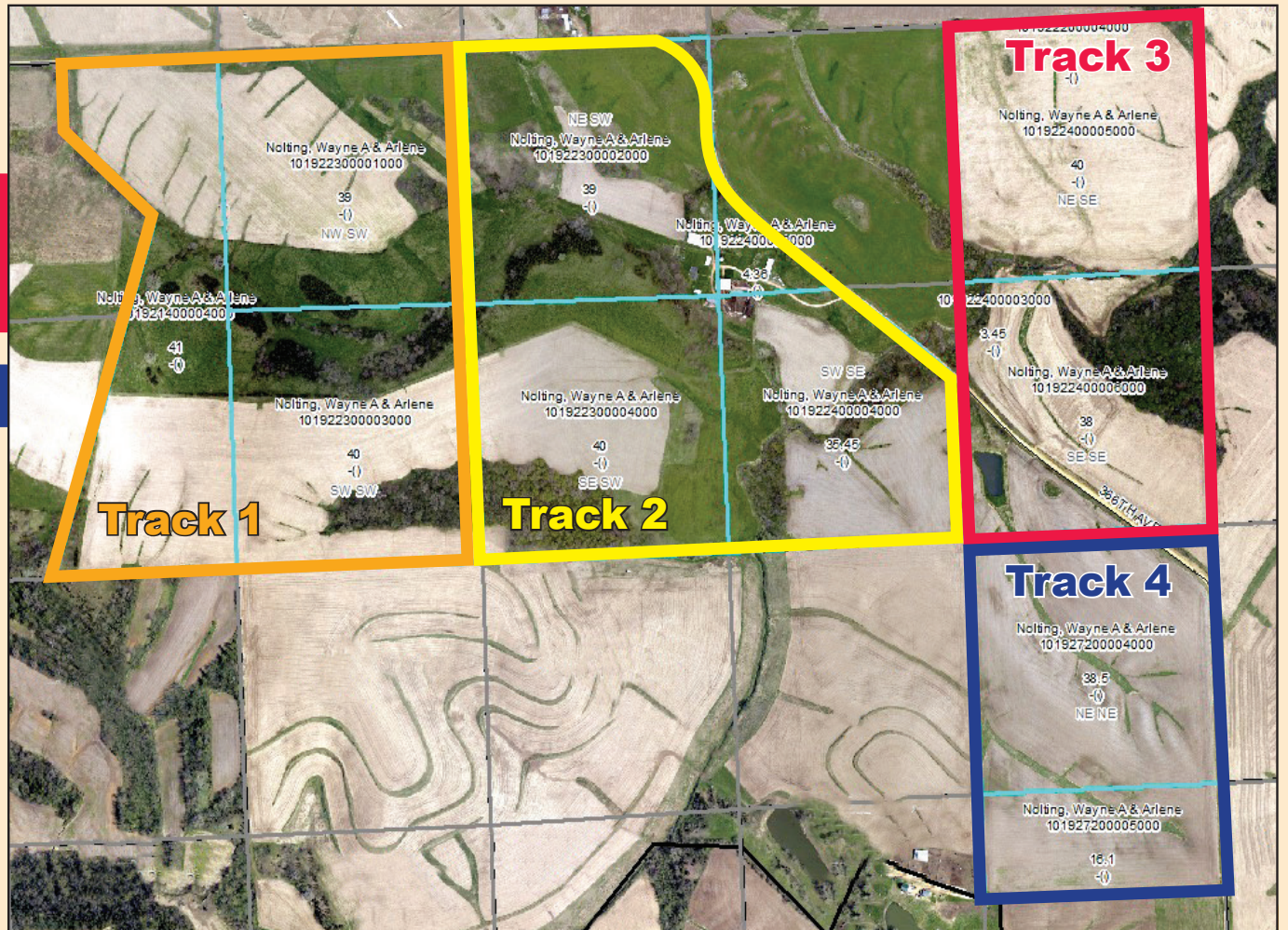
371± ACRES

Location & General Info

Entire acreage is located in Fairfield Township, Jackson County Iowa. This property has been the longtime farm and residence of Wayne and Arlene Nolting and is being sold as part of their estate. Residential address is 3752 366th Ave, Preston Iowa. There is 253 acres MOL that is tillable and the remaining acreage is timber and pasture. There are several outbuildings and grain storage bins. This includes a 50 x 90 steel building, large barn, open farrowing house, garage & residence. All bidders are responsible for conduction their own inspections, inquiries and due diligence concerning the property. The property is being sold "AS IS - WHERE IS" with no warranties or guarantees, either expressed or implied.

Terms and Conditions

Property shall be sold in 4 Tracks and then as an entire parcel. The sale method grossing the highest gross dollar amount, shall be how the property is sold. The ground is currently rented for the 2021 season. All rents shall be prorated to seller at closing. Successful bidder/bidders shall be required to provide a 10% non-refundable earnest deposit following the auction.



DRIVING DIRECTIONS: FROM MAQUOKETA - TAKE HIGHWAY 64 EAST 12 MILES. TURN NORTH ON TO 366TH AVE. DRIVE 1 MILE. FARM LOCATED ON BOTH SIDES OF ROAD.



Track 1
120 Acres MOL
- Combination of 3 parcels
- Rolling Terrain
- Tillable - Pasture - Timber



Track 2
118.81 Acres MOL
- Combination of 4 parcels
- Includes the residence & buildings
- Pasture - Tillable Ground - Timber
- All buildings and residence offered AS-IS



Track 3
78 Acres MOL
- Combination of 2 parcels
- Small Pond
- Large portion of ground is tillable with some timber



Track 4
54.6 Acres MOL
- Combination of 2 parcels
- Majority tillable acres

ONLINE BIDDING AVAILABLE!
See our website for details

www.schuellerauctionco.com

Ben Schueller AUCTION CO.

Any announcements made auction day will take precedence over any previous material or oral statements. All decisions of the auctioneer are final. **Sellers Attorney:** Bradley & Riley PC, Maureen A Gronstal, 207 First Ave SE, Cedar Rapids, IA 52406

For More Information Contact Auctioneer
Ben Schueller 563-357-9901

Email: ben.schueller@hotmail.com

