

# VIRTUAL ONLINE – COLFAX, IOWA REAL ESTATE AUCTION

THURSDAY, JUNE 1, 2023  
@ 10:00 AM CST

**12 ACRES±**

Located at 335 N. Walnut St. • Colfax, IA 50054



**ALSO SELLING**

**COUNTRY HOME &  
3.27 ACRES**

Located at  
3611 West 112 Street N • Colfax, IA 50054

THURSDAY, JUNE 1  
@ 12:00 PM CST

*The Shawn  
Cogley Estate*

*Colfax Livestock Sales LTD*



*Open House*

MONDAY, MAY 22  
4-5:30 PM

REPRESENTING ATTORNEY: Rick L. Lynch | Lynch Law Office  
207 S. Washington Street | Bloomfield, IA 52537 | (641) 664-3188

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



**MERIT AUCTIONS**

"Specializing in Farm Real Estate & Ag Equipment"

4502 Avenue O | Ft. Madison, IA 52627 | 833.273.9300

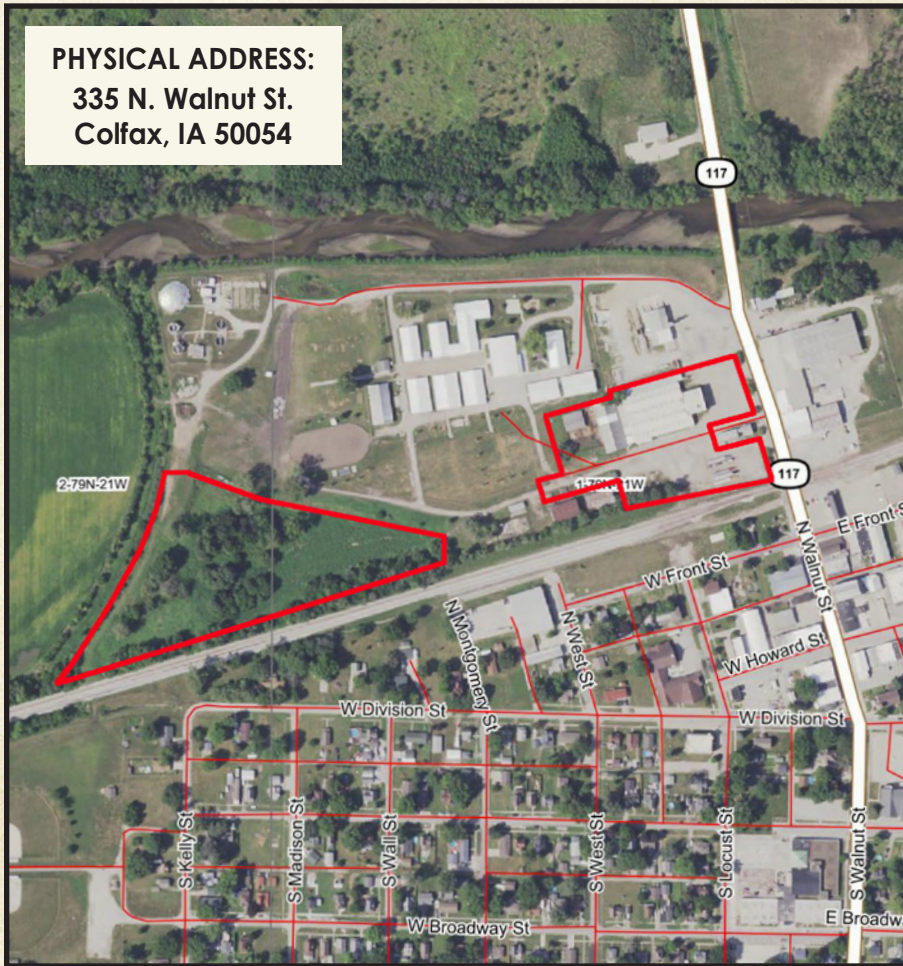
**WWW.MERITAUCTIONS.COM**



# Colfax Livestock Sales LTD

## PHYSICAL ADDRESS:

335 N. Walnut St.  
Colfax, IA 50054



## Location & Property Information

**12 ACRES±**

This facility offers several modern features including a livestock ring scale, large sales arena, office area and full service dining area.

The livestock holding area has ample space to control 2,500-3,000 head of cattle or other livestock and the business sold nearly 30,000 head of livestock in 2022.

The facility also has an additional income stream for housing rest cattle traveling from all areas of the United States due to its ideal location on heavily traveled Interstate 80.

The property encompasses approximately 12 acres with a large graveled parking area and a potential of a small pasture area in the western portion.

This property will be offered as a turn key business with all components in place including fully furnished kitchen and office area.

If you have ever had the desire to own an ongoing profitable livestock auction that is conveniently located in a progressive rural community, we urge you to take a look at this unprecedented business opportunity!

*Sells @  
10:00 a.m.*



**Please Note:** Colfax Livestock have regular sales scheduled every Saturday through May 20, 2023. Please feel free to attend any of these events or call the auction company with any questions you may have - **833.273.9300**

**COLFAX LIVESTOCK  
SALES CO.**





# Colfax Livestock Sales LTD

## METHOD

The Colfax Livestock Sales LTD facility will be sold for a lump sum total dollar amount. Bidding is NOT contingent upon financing, an appraisal or inspection.

**Additional Photos  
Online  
[www.meritauctions.com](http://www.meritauctions.com)**

## TERMS

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Monday, July 3, 2023 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.





# VIRTUAL ONLINE – COLFAX, IOWA REAL ESTATE AUCTION

## COUNTRY HOME & 3.27 ACRES±

Located at 3611 West 112 Street N • Colfax, IA 50054



**THURSDAY,  
JUNE 1, 2023  
@ 12:00 PM CST**



*Open House*

**MONDAY, MAY 22  
4-5:30 PM**

*The Shawn Cogley Estate*

**REPRESENTING ATTORNEY:** Rick L. Lynch | Lynch Law Office  
207 S. Washington Street | Bloomfield, IA 52537 | (641) 664-3188

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# The Shawn Cogley Estate

## Location & Property Information

### COUNTRY HOME & 3.27 ACRES±

The Cogley property is located in Section 14, Poweshiek Township, Jasper County, Iowa 4 miles northwest of Colfax, Iowa. From the Colfax, IA go north 3½ miles to Co. Rd. F34 (Hwy. F34 W). Turn left or west and proceed a ½ mile to the property.

This property features a 1 1/2 story brick home that offers 2,720 sq. ft. of living area, 5 bedrooms and 2 bathrooms. Heat for the dwelling is provided by a GFA furnace and includes central air. Other improvements include a 45'x 60' pole barn and a small open pasture ideal for horses or other livestock. The property is situated on approximately 3.27 acres and is nicely located just off of a hard surface road northwest of Colfax, Iowa.

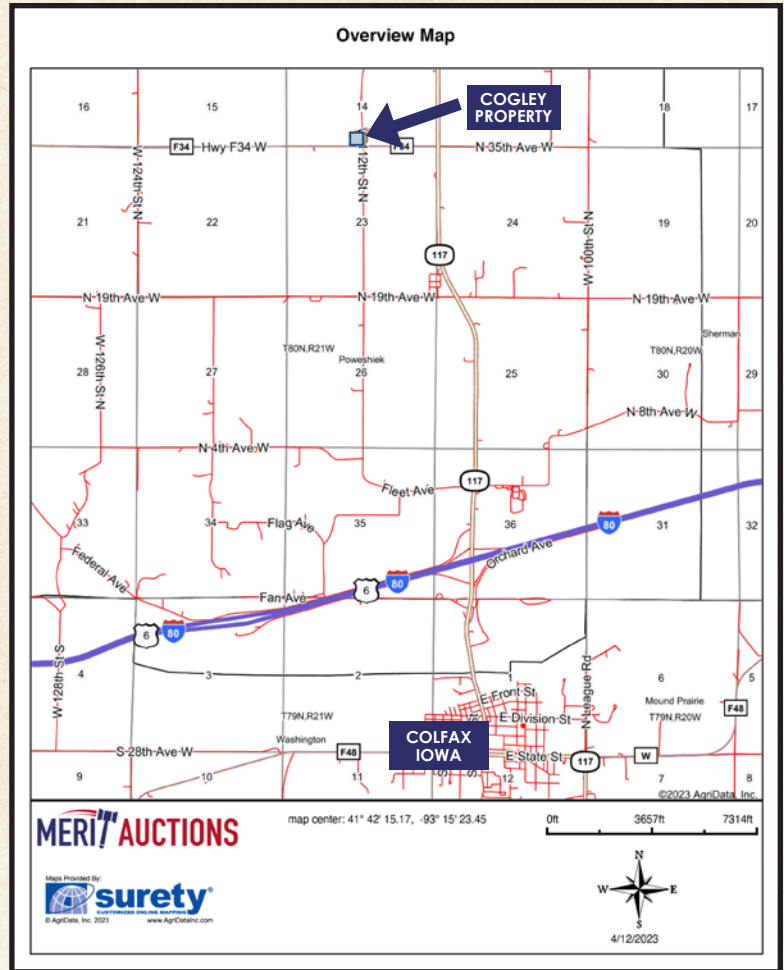
Access is on the east by 112<sup>th</sup> St. N.

Open House

MONDAY, MAY 22  
4-5:30 PM



Sells @  
12:00 p.m.





# The Shawn Cogley Estate

## METHOD

The Cogley Estate property will be sold for a lump sum total dollar amount. Bidding is NOT contingent upon financing, an appraisal or inspection.

**We urge you to take a look at this rural Jasper County, Iowa acreage that has a ton of potential!**



*Open  
House*

**MONDAY,  
MAY 22<sup>ND</sup>  
4:00-5:30 PM**

## TERMS

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At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. This property is serviced by a private septic system and is subject to the Iowa Septic System Law, this property is in an estate, therefore it is exempt from any testing or upgrades, any future testing or upgrades will be at the buyer's expense. For details contact the auction company.

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# 100

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**JIM HUFF**  
Auctioneer / RE Broker



**JOHN PROBASCO**  
Auctioneer / RE Broker



**ZACH HINER**  
Auctioneer / RE Broker

# MERIT! AUCTIONS

*Merit Auctions is headquartered in Fort Madison, Iowa, as well as a location in Urbana, Indiana. The auction and real estate brokerage company focuses on equipment and farmland in the Midwest and beyond. The team is no stranger to the auction landscape, with over 100 combined years of experience among the accomplished team which includes Jim Huff, Zach Hiner and John Probasco, among others.*

*We offer our customers a top-tier auction experience specializing in virtual online & live real estate auctions as well as timed online and live farm equipment auctions.*





# VIRTUAL ONLINE REAL ESTATE AUCTION

## COLFAX, IOWA

THURSDAY,  
JUNE 1, 2023  
@ 10:00 AM CST  
COLFAX LIVESTOCK SALES LTD

COUNTRY HOME  
@ 12:00 PM CST  
THE SHAWN COGLEY ESTATE

**MERIT AUCTIONS**

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## *Colfax Livestock Sales LTD*

Located at 335 N. Walnut St. • Colfax, IA 50054



SCAN TO  
VIEW LISTING

## *and The Shawn Cogley Estate*

Located at 3611 West 112 Street N • Colfax, IA 50054



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