

# **SELLING THE UNITED AUCTION CENTER**

**AUCTION OCTOBER 21, 2023 10:00 A.M.**

**610 North Matteson, Maquoketa, IA 52060  
14.06 Acres Zoned I-3**



**LISTED BY: Chuck Schwager, Broker**



**EAST IOWA REAL ESTATE**  
125 S. 2<sup>nd</sup> St. Maquoketa, IA 52060

# **On Site Auction, October 21, 2023 at 10:00 A.M.**

## **Parcel 1: United Auction Center Property**

610 North Matteson, Maquoketa, IA 52060

**Owners: Thomas and Patricia Scheckel**

Parcel Numbers 821818352014000 & 231818352003000

Acres: 14.06

Buildings & Yards: Estimated Square Feet

Sales Arena/Offices/Cafeteria/Kitchen/Warehouse/Living Quarters 6400+/-

Animal Pens 40,000+/- Under Roof, Additional 40,000+/- Open

Canopy/Loading Area 2484.

12 x 30 Concrete Block Building for Equipment Storage

Scale: 100,000 Pounds

Arena Seating: 445 Seats + 150+/- General seating

Net Taxes: \$5794

Easements: Utility and Drainage

Zoning: Industrial-3

Water and Sewer: City of Maquoketa

Electricity: Maquoketa Municipal Electric

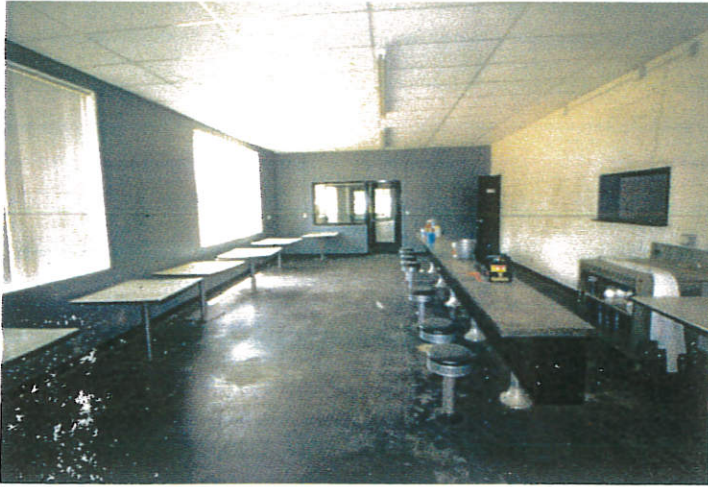
Natural Gas: Black Hills Energy

Livestock Sale Barn with covered and open holding pens, pasture paddocks and adequate load out chutes. A walk through scale, large sales arena with up to 600 seating room. The facility has a kitchen (no equipment) and cafe area for serving buyers on sale days. Lots of inside space for offices, support staff, equipment and supplies. There are living quarters on the 2nd level for the manager or employees. Located in an area with many livestock producers and additional land for expansion.

For questions or additional information please call Chuck Schwager at 563-599-4277, or Tom Scheckel at 563-542-3091.



Cafe



Office/Employees Break Room



Clerk Hall



Upper Viewing Room



Living Quarters



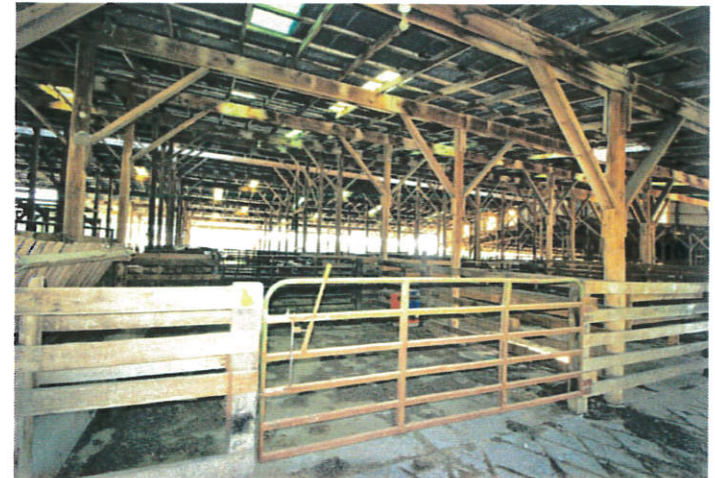


# Arena Seating (445 Chairs + General Seating)





# Livestock Pens, Scale

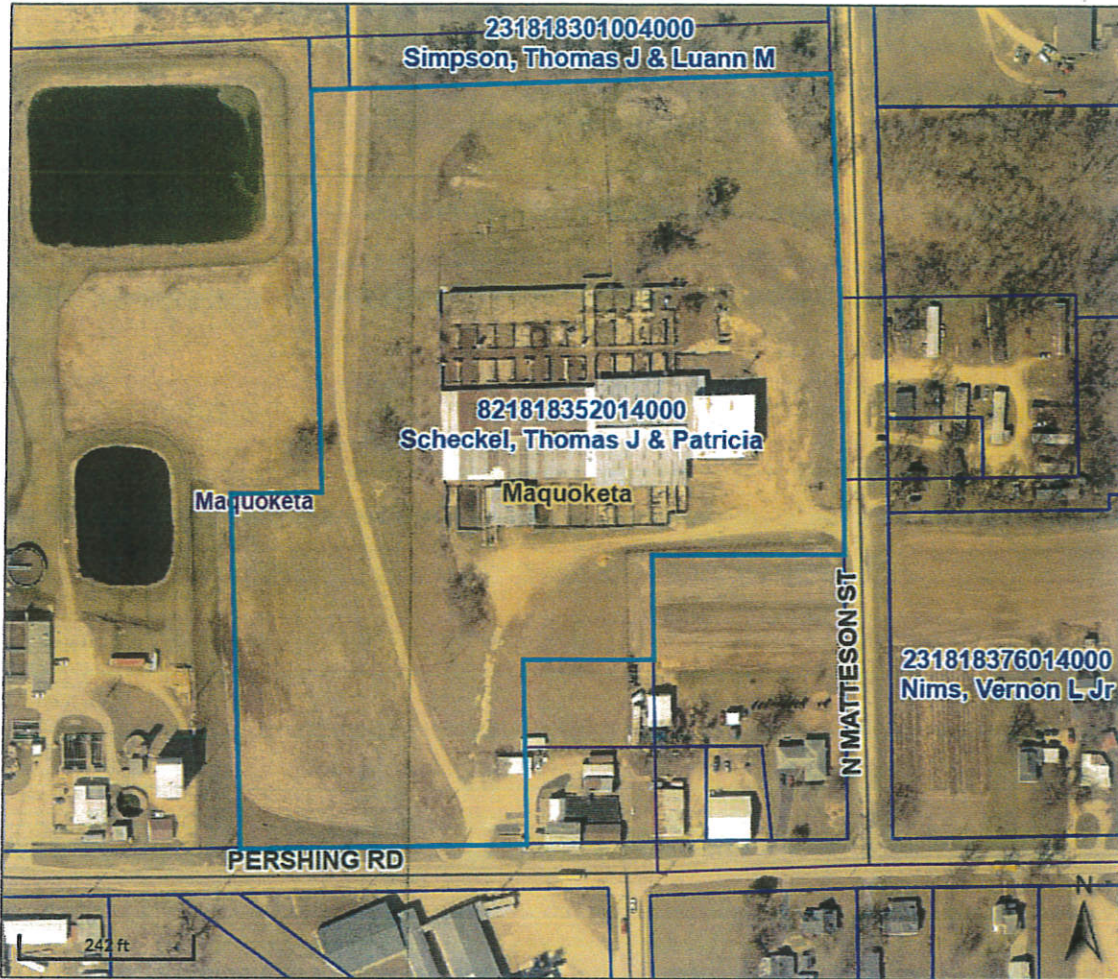




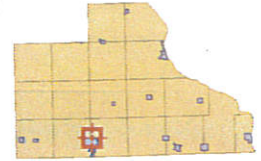
# Pasture Paddocks







Overview



Legend

- Corporate Limits
- Parcels
- Political Townships
- Centerlines
- Tree Inventory 2015

Parcel ID	821818352014000	Alternate ID	n/a	Owner Address	Scheckel, Thomas J & Patricia
Sec/Twp/Rng	18-84-3	Class	C		21374 Hwy 62
Property Address	610 N MATTESON ST MAQUOKETA	Acreage	n/a		Bellevue, IA 52031-9773

District MAQUOKETA CITY  
 Brief Tax Description PT. O.L. 16  
 PER W.D. 155-199

(Note: Not to be used on legal documents)

NOTICE: This map is compiled for assessment and tax information purposes from official county records. All information shown is for the forgoing purpose and does not represent a survey of land. THIS MAP IS FOR VIEWING PURPOSES NOT A LEGAL DOCUMENT.

Date created: 9/19/2023  
 Last Data Uploaded: 9/19/2023 6:34:59 AM

Developed by Schneider GEOSPATIAL

# Jackson County, IA

## Summary

Parcel ID 821818352014000  
 Alternate ID  
 Property Address 610 N Matteson St  
 Maquoketa  
 Sec/Twp/Rng 18-84-3  
 Brief Legal Description PT. O.L. 16 PER W.D. 155-199  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 2012-1790 (2012-04-30)  
 Exempt Acres N/A  
 Net Acres 0.00  
 Class C - Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District MAQUOKETA CITY MAQUOKETA SCHOOL L  
 School District MAQUOKETA SCH



## Owners

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<a href="#">Scheckel, Thomas J &amp; Patricia</a> <a href="#">21374 Hwy 62</a> Bellevue, IA 52031-9773		

## Land

Lot Area 13.66 Acres ;595,030 SF

## Commercial Buildings

Type	Base Area	Year Built
Warehouse (Storage)	6400	1964
Livestock Buying/ Sale Barn	120	1964
Livestock Buying/ Sale Barn	17632	1964
Livestock Buying/ Sale Barn	22440	1964

## Yard Extras

- #1 - (1) ANIMAL PENS Quantity=17,272.00, Units=Square Feet, Height=0, Built 1964
- #2 - (1) ANIMAL PENS Quantity=36,460.00, Units=Square Feet, Height=0, Built 1964
- #3 - (1) CANOPY/LOADING AREA W54.00 x L46.00 2,484 SF, Built 1964
- #4 - (1) Fencing - Metal Panel on Wood Posts 9 Ft High, 330 LF, Low Fence Pricing, 0 LF gate, Built 1964

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/30/2012	CASCADE SALE BARN PARTNERSHIP DBA UNITED LIVESTOCK AUCTION	SHECKEL, THOMAS J. & PATRICIA (JT)	2012-1790	Fulfillment of prior year contract	Deed	Y	\$0.00
12/29/1998	CASCADE SALE BARN DBA UNITED LIVESTOCK	SHECKEL, THOMAS J. & PATRICIA		Normal	Contract		\$265,000.00

Show There are other parcels involved in one or more of the above sales:

## Valuation

	2023	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Land	\$126,700	\$126,700	\$126,700	\$126,700	\$126,700
+ Building	\$111,600	\$106,900	\$106,900	\$106,900	\$106,900
= Total Assessed Value	\$238,300	\$233,600	\$233,600	\$233,600	\$233,600

## Taxation

	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial
	Pay 2023-2024	Pay 2022-2023	Pay 2021-2022	Pay 2020-2021
+ Taxable Land Value	\$87,423	\$114,030	\$114,030	\$114,030
+ Taxable Building Value	\$73,761	\$96,210	\$96,210	\$96,210
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$161,184	\$210,240	\$210,240	\$210,240
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$161,184	\$210,240	\$210,240	\$210,240
x Levy Rate (per \$1000 of value)	35.56937	34.56850	34.45597	34.45447



	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
= Gross Taxes Due	\$5,733.22	\$7,267.68	\$7,244.02	\$7,243.71
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$2,162.00)	(\$2,285.38)	(\$2,232.95)
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$5,734.00	\$5,106.00	\$4,958.00	\$5,010.00

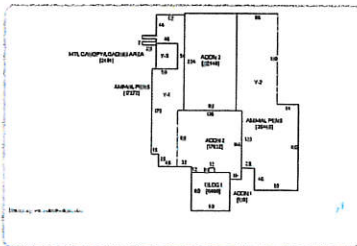
### Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$2,867	No		
	September 2023	\$2,867	Yes	2023-08-28	19640
2021	March 2023	\$2,553	Yes	2023-03-28	19614
	September 2022	\$2,553	Yes	2022-09-29	
2020	March 2022	\$2,479	Yes	2022-03-31	19591
	September 2021	\$2,479	Yes	2021-10-25	
2019	March 2021	\$2,505	Yes	2021-03-23	19561
	September 2020	\$2,505	Yes	2020-09-21	
2018	March 2020	\$2,453	Yes	2020-05-21	19520
	September 2019	\$2,453	Yes	2019-09-26	
2017	March 2019	\$1,854	Yes	2019-03-31	19478
	September 2018	\$1,854	Yes	2018-09-30	
2016	March 2018	\$1,728	Yes	2018-03-19	17735
	September 2017	\$1,728	Yes	2017-09-25	

### Photos



### Sketches



### Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)





Overview



Legend

-  Corporate Limits
-  Parcels
-  Political Townships
-  Centerlines
-  Tree Inventory 2015

Parcel ID	231818352003000	Alternate ID	n/a	Owner Address	Scheckel, Thomas J & Patricia
Sec/Twp/Rng	18-84-3	Class	C		21374 Hwy 62
Property Address		Acreage	n/a		Bellevue, IA 52031-9773
District	MAQUOKETA TWP MAQUOKETA SCHOOL				
Brief Tax Description	100' X 175' O.L. 16				
	(Note: Not to be used on legal documents)				

NOTICE: This map is compiled for assessment and tax information purposes from official county records. All information shown is for the forgoing purpose and does not represent a survey of land. THIS MAP IS FOR VIEWING PURPOSES NOT A LEGAL DOCUMENT.

Date created: 9/19/2023  
 Last Data Uploaded: 9/19/2023 6:34:59 AM

Developed by  Schneider  
 GEOSPATIAL



# Jackson County, IA

## Summary

Parcel ID 231818352003000  
 Alternate ID  
 Property Address  
 Sec/Twp/Rng 18-84-3  
 Brief Legal Description 100' X 175' O.L. 16  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 2012-1790 (2012-04-30)  
 Exempt Acres N/A  
 Net Acres 0.00  
 Class C - Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District MAQUOKETA TWP MAQUOKETA SCHOOL  
 School District MAQUOKETA SCH

## Owners

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<a href="#">Scheckel, Thomas J &amp; Patricia</a> 21374 Hwy 62 Bellevue, IA 52031-9773		

## Land

Lot Area 0.40 Acres ;17,424 SF

## Yard Extras

#1 - (1) Shed W12.00 x L30.00 360 SF, Block Shed, Average Pricing, Built 1950

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/30/2012	CASCADE SALE BARN PARTNERSHIP DBA UNITED LIVESTOCK AUCTION	SHECKEL, THOMAS J. & PATRICIA (JT)	2012-1790	Fulfillment of prior year contract	Deed	Y	\$0.00
12/23/1998	CASCADE SALES BARN PARTNERSHIP DBA UNITED LIVESTOCK AUCTION	SHECKEL, THOMAS J. & PATRICIA (JT)	1998-4608	Normal	Contract		\$265,000.00
7/1/1989	EASTERN IOWA STOCKYARDS, INC.	CASCADE SALE BARN	155-199	Normal	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

## Valuation

	2023	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Land	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
+ Building	\$1,200	\$900	\$900	\$900	\$900
= Total Assessed Value	\$2,200	\$1,900	\$1,900	\$1,900	\$1,900

## Taxation

	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial
+ Taxable Land Value	\$690	\$900	\$900	\$900
+ Taxable Building Value	\$621	\$810	\$810	\$810
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$1,311	\$1,710	\$1,710	\$1,710
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$1,311	\$1,710	\$1,710	\$1,710
x Levy Rate (per \$1000 of value)	24.42742	23.97503	23.85708	24.02754
= Gross Taxes Due	\$32.02	\$41.00	\$40.80	\$41.09
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$12.20)	(\$12.87)	(\$12.67)
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$32.00	\$28.00	\$28.00	\$28.00



## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$16	No		
	September 2023	\$16	Yes	2023-08-28	7054
2021	March 2023	\$14	Yes	2023-03-28	7053
	September 2022	\$14	Yes	2022-09-29	
2020	March 2022	\$14	Yes	2022-03-31	7044
	September 2021	\$14	Yes	2021-10-25	
2019	March 2021	\$14	Yes	2021-03-23	7038
	September 2020	\$14	Yes	2020-09-21	
2018	March 2020	\$14	Yes	2020-05-21	7018
	September 2019	\$14	Yes	2019-09-26	
2017	March 2019	\$7	Yes	2019-03-31	6990
	September 2018	\$7	Yes	2018-09-30	
2016	March 2018	\$7	Yes	2018-03-19	6592
	September 2017	\$7	Yes	2017-09-25	

## Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Special Assessments Report, Photos, Sketches.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 9/19/2023, 5:34:59 AM

[Contact Us](#)

Developed by  
 Schneider  
GEOSPATIAL







## Parcel 2: 3.8 Acres

### Additional Property

East of Matteson Street

Tax Parcel Number 231818376002000

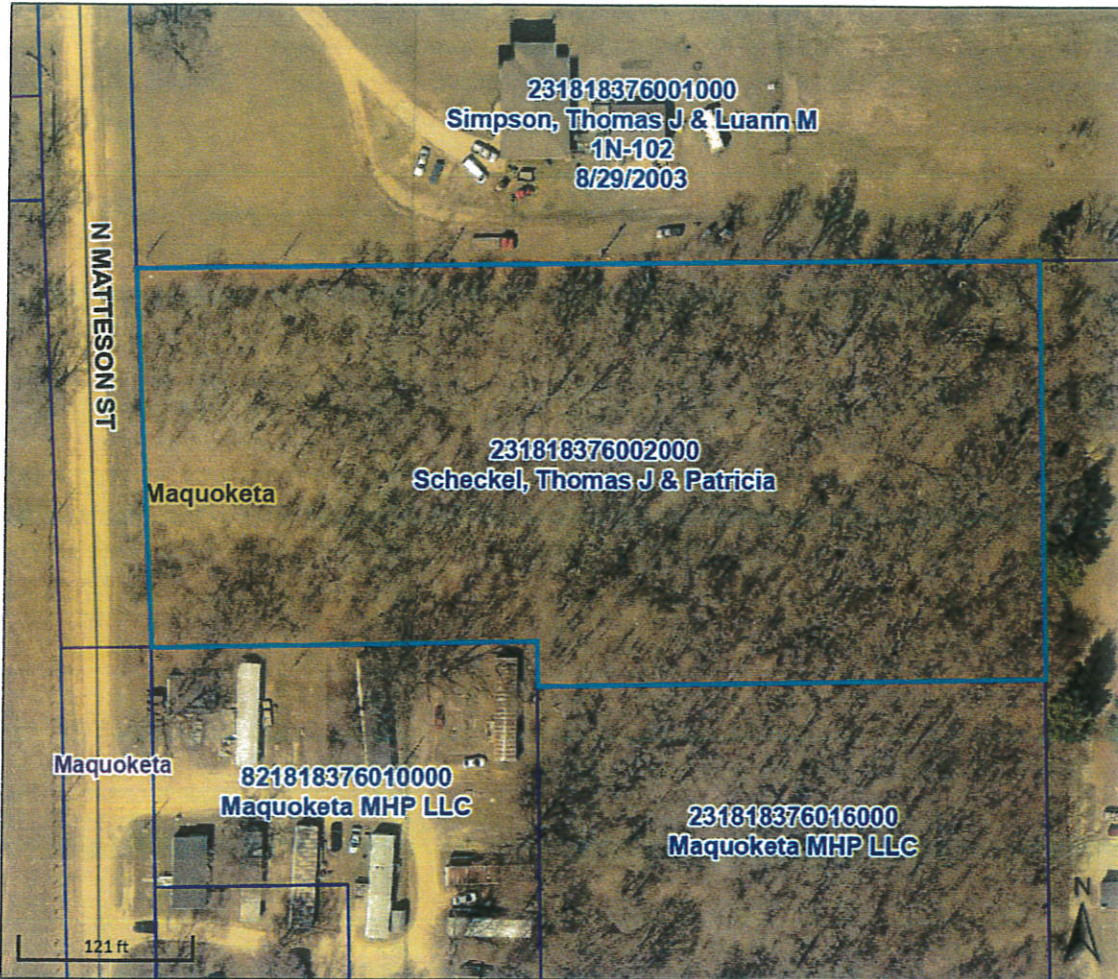
Acres: 3.8 Acres Jackson County

Zoning: Agricultural

Net Taxes: \$286

This parcel is currently covered with timber and outside of Maquoketa, IA city limits. Many possibilities including potential home site(s), livestock, agricultural, business and recreational uses.





Overview



Legend

- Corporate Limits
- Parcels
- Political Townships
- Centerlines
- 🌳 Tree Inventory 2015

Parcel ID	231818376002000	Alternate ID	n/a	Owner Address	Scheckel, Thomas J & Patricia
Sec/Twp/Rng	18-84-3	Class	C		21374 Hwy 62
Property Address		Acreage	n/a		Bellevue, IA 52031-9773
District	MAQUOKETA TWP MAQUOKETA SCHOOL				
Brief Tax Description	S816.25' OF O.L. 11				
	(Note: Not to be used on legal documents)				

NOTICE: This map is compiled for assessment and tax information purposes from official county records. All information shown is for the forgoing purpose and does not represent a survey of land. THIS MAP IS FOR VIEWING PURPOSES NOT A LEGAL DOCUMENT.

Date created: 9/19/2023  
 Last Data Uploaded: 9/19/2023 6:34:59 AM

Developed by Schneider  
 GEOSPATIAL



# Jackson County, IA

## Summary

Parcel ID 231818376002000  
 Alternate ID  
 Property Address  
 Sec/Twp/Rng 18-84-3  
 Brief Legal Description S816.25' OF O.L. 11  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 2012-1790 (2012-04-30)  
 Exempt Acres N/A  
 Net Acres 0.00  
 Class C - Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District MAQUOKETA TWP MAQUOKETA SCHOOL  
 School District MAQUOKETA SCH

## Owners

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<a href="#">Scheckel, Thomas J &amp; Patricia</a> 21374 Hwy 62 Bellevue, IA 52031-9773		

## Land

Lot Area 3.80 Acres ;165,528 SF

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/30/2012	CASCADE SALE BARN PARTNERSHIP DBA UNITED LIVESTOCK AUCTION	SHECKEL, THOMAS J. & PATRICIA (JT)	2012-1790	Fulfillment of prior year contract	Deed	Y	\$0.00
12/23/1998	CASCADE SALES BARN PARTNERSHIP DBA UNITED LIVESTOCK AUCTION	SHECKEL, THOMAS J. & PATRICIA (JT)	1998-4608	Normal	Contract		\$265,000.00
7/1/1989	EASTERN IOWA STOCKYARDS, INC.	CASCADE SALE BARN	155-199	Normal	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

## Valuation

	2023	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Land	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
= Total Assessed Value	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000

## Taxation

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
Classification	Commercial	Commercial	Commercial	Commercial
+ Taxable Land Value	\$11,730	\$15,300	\$15,300	\$15,300
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$11,730	\$15,300	\$15,300	\$15,300
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$11,730	\$15,300	\$15,300	\$15,300
x Levy Rate (per \$1000 of value)	24.42742	23.97503	23.85708	24.02754
= Gross Taxes Due	\$286.53	\$366.82	\$365.01	\$367.62
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$146.20)	(\$136.23)	(\$142.66)
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$286.00	\$220.00	\$228.00	\$224.00

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$143	No		
	September 2023	\$143	Yes	2023-08-28	7055
2021	March 2023	\$110	Yes	2023-03-28	
	September 2022	\$110	Yes	2022-09-29	7054
2020	March 2022	\$114	Yes	2022-03-31	
	September 2021	\$114	Yes	2021-10-25	7045
2019	March 2021	\$112	Yes	2021-03-23	
	September 2020	\$112	Yes	2020-09-21	7039
2018	March 2020	\$114	Yes	2020-05-21	
	September 2019	\$114	Yes	2019-09-26	7019
2017	March 2019	\$62	Yes	2019-03-31	
	September 2018	\$62	Yes	2018-09-30	6991
2016	March 2018	\$64	Yes	2018-03-19	
	September 2017	\$64	Yes	2017-09-25	6596

## Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Special Assessments Report, Photos, Sketches.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 9/19/2023, 5:34:59 AM

[Contact Us](#)

Developed by  
 **Schneider**  
GEOSPATIAL



