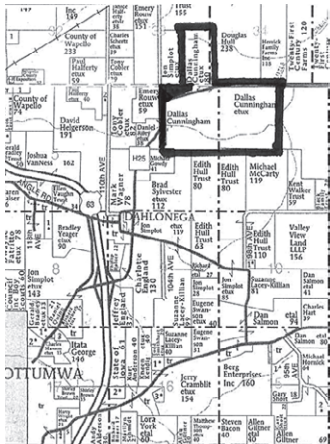


# 430 ACRES M/L - LAND AUCTION

## SATURDAY, JANUARY 23, 2021 10:00 AM

SALE TO BE CONDUCTED AT THE  
**AGENCY COMMUNITY CENTER**  
**AGENCY, IOWA**



**TRACT I – 85 Acres m/l** located in Section 33, Highland Township, North of Dahlonega Road. 75.81 Acres tillable. This is bare land, with an average CSR-2 rating of 66.8, with predominant soil types of Haig, Grundy and Redina. There are no improvements to this tract, which is located 3 miles west of the intersection of Agency-Hedrick Road & Dahlonega Road or 2-1/2 miles northeast of Ottumwa, Wapello County, Iowa. Full possession on closing.

**TRACT II – 345 Acres m/l** (Across the road from Tract I): Improvements on the property consist of a 52'x108' machine shed; approx. 30,000-bushel grain storage; 45'x60' open-front machine shed; 3—20'x80' Harvestores; and an older 56'x60' barn & hog building. Approximately 290 Acres of this farm are currently enrolled in the Conservation Reserve Program, with contracts expiring in 2025 & 2026, with an annual payment of approximately \$65,650.00 per year. This farm has excellent upland and productive creek bottom, with a high rate of return for the owner of this property.

**Tracts I & II will sell individually and will not be combined.**

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Court Officer Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to January 1, 2021. CRP payment pro-rated to recording date of deed by Farm Service Agency. Possession upon closing.

**REAL ESTATE WILL SELL AT 10:00 AM**

For further particulars or an appointment to inspect the property, please call the auction company:  
641-682-5465.

*Announcements made day of sale take precedence over any advertising.*

**NANCY M. CUNNINGHAM ESTATE, OWNER**

Cathie Mosier & Les Cunningham, Co-Executors      Box & Box, Attorneys

**AL MARTIN REAL ESTATE & AUCTION CO., INC.**

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

Find us on Facebook at Al Martin Real Estate Co

[www.almartinauctions.com](http://www.almartinauctions.com)

