

# ESTATE AUCTION

**SATURDAY, FEBRUARY 14, 2015 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

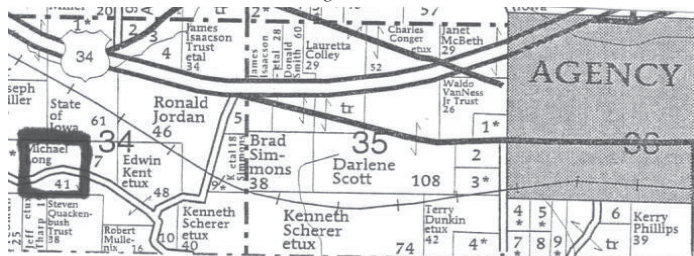
**9739 OLD AGENCY ROAD, AGENCY, IOWA**

OR 1 Mile West of Agency on 73rd Street (Old Hwy. 34 West) to Agency Rd.

then South & West 1-1/2 miles OR From the intersection of

Camp Arrowhead & Agency Rd., West 1/2 Mile

Auction Signs Will Be Posted



**REAL ESTATE – 40 Acres m/l:** This property consists of 40 Acres, more or less, with 2 or 3-bedroom ranch-style home, constructed in 2002; 1-1/2 baths, large kitchen open to dining and living areas; full finishable basement with over 1,232 square feet on foundation. Covered open front porch. Situated on 40 acres m/l, with approx. 11 acres tillable, currently seeded to hay ground and over 33 acres of timber. This country acreage offers the best of both worlds, with large newer home and plenty of wildlife out the back door. Rural water.

**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 possession date, possession given upon settlement.

**REAL ESTATE WILL SELL PROMPTLY 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.*

**MICHAEL D. LONG ESTATE, OWNER**

Sam K. Erhardt, Executor

Lloyd Keith, Attorney



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

307 Church Street  
Ottumwa, Iowa  
641-682-5465

[www.almartinauction.net](http://www.almartinauction.net)

Find us on facebook at [AlMartinRealEstateAuctionCo](https://www.facebook.com/AlMartinRealEstateAuctionCo)