

LAND AUCTION

FRIDAY, FEBRUARY 21, 2020 10:00 AM

SALE TO BE CONDUCTED AT

**WRAY'S BANQUET ROOM,
24256 HWY. 5 SOUTH, CENTERVILLE, IOWA**

Tract I – 137 Acres: Located in Sections 29 & 30, Vermillion Township OR 1/8 mile East of Mercy Hospital, at the north edge of Centerville. 111.42 Acres tillable; 69.51 Acres currently in row-crop; 41.91 Acres currently enrolled in Conservation Reserve Program (CRP), expiring in 2023 & 2028; CSR-2 overall 65.7. Excellent farm, located close to Centerville.

Tract II – 137 Acres: Located in Section 13, Udell Township, Appanoose County, Iowa. South of Unionville, Iowa, on County blacktop T-61 to 485 th Street, then East 3/4 mile. Farm Service Agency shows 32.84 Acres in cropland, with an overall CSR-2 average of 59.6.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty 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.

Check our website for soil maps and particulars – www.almartinauctions.com

Announcements made day of sale take precedence over any advertising


CHAD & DONITA LEFFLER, OWNERS



AL MARTIN REAL ESTATE & AUCTION CO.

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www.almartinauction.net

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