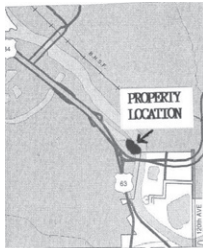


LAND AUCTION

SATURDAY, FEBRUARY 9, 2019 - 10:00 AM

INTERSECTION OF U.S. HIGHWAY 63 SOUTH & HIGHWAY 34 EAST, OTTUMWA, IOWA



REAL ESTATE: 11 Acres of highly visible and productive income-producing property, located adjoining the Des Moines River and at the U.S. Highway 63/34 Round-about (Across from the John Deere Ottumwa Works). The property is currently used as farmland with \$16,800.00 yearly sign rental income. If you are looking a rental income property that has high visibility, and is in a superb location, call for more information.

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 10:00 AM

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

JOSEPH V. HAUPERT ESTATE, OWNER

South Ottumwa Savings Bank, Executor

James M. Box, 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

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