

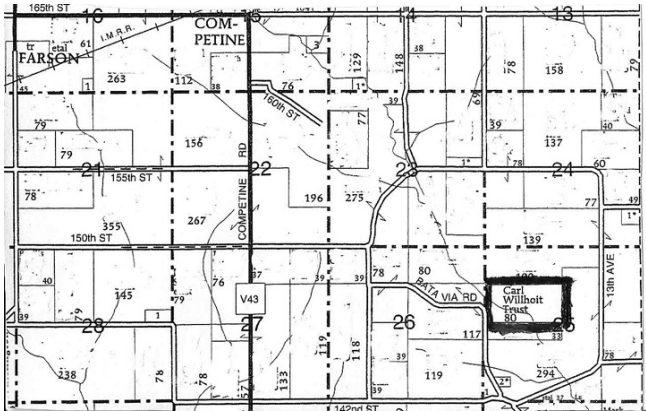
# LAND AUCTION

FRIDAY, MARCH 2, 2012 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
3-1/2 miles South Of Martinsburg, Iowa on Farson Road  
to the North Edge of Farson, Iowa, East on paved 165TH St.  
1-1/2 miles to Competine Road, South on Competine Road  
2-1/2 Miles to 142ND St., East on 142ND St. 1-1/2 miles to  
Batavia Road, then North 1/2 mile to sale site  
Auction Signs Will Be Posted

## 80 ACRES M/L

SECTION 25, COMPETINE TOWNSHIP, WAPELLO COUNTY, IOWA



**66.7 Acres** tillable, including **18.4 acres** enrolled in the CRP, with a contract payment of \$2,699.00 per year, expiring in 2021. Remaining acreage consists of timbered draws. This farm may qualify for organic farming practices.

**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.

Announcements made day of sale take precedence over any advertising.

## THE WILLHOIT FAMILY TRUST

& THE CARL WILLHOIT TRUST, OWNERS

*Auctioneers:*

*Jim Kosman  
Roger Clingan  
Todd Carroll*



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

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