

FARMLAND-COUNTRY HOME AUCTION

SATURDAY, MARCH 4, 2017 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

18566 SOAP CREEK ROAD, OTTUMWA, IOWA

OR 2 Miles West of the Intersection of Lake Road & Copperhead Road,
then South on Soap Creek Road 1/4 Mile

Auction Signs Will Be Posted

80 ACRES M/L

TRACT I: Near new 3-bedroom, ranch-style home with over 1,500 square feet. 3 bedrooms, 3 baths, full walk-out basement with 2-1/2 car attached garage, constructed 2006. Plus, 20'x30' detached garage; 24'x46' machine shed and pond. **Situated on 10 Acres m/l.**

TRACT II: 70 Acres m/l with approximately 51 acres enrolled in the Conservation Reserve Program (CRP). Balance in timber. Excellent hunting.

TRACT III: Tracts I & II combined, offered as one unit.

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.

DAVID & MABEL SKINNER, OWNERS



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

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