

# ACREAGE AUCTION

## SATURDAY, MARCH 9, 2024 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**8767 – 215th AVENUE, BLAKESBURG, IOWA**

OR 7 miles West of Ottumwa on US Hwy. 34

OR 3 miles East of the Monroe-Wapello Co. line, then North 1/8 mile

Auction Signs Will Be Posted

**TRACT I – 6 Acres m/l** with 3-bedroom ranch-style home, built in 1979, with full, partially-finished walk-out basement; Built-in appliances; Kitchen with island & dining area; 2 baths plus 3/4-bath in basement; Large rear deck & patio; 2-car garage; Rural water; New septic system.

**TRACT II – Approx. 64 Acres m/l** with nearly 45 Acres in timber. Balance being open crop ground, with open-front 30'x40' pole building, built in 1980.

**TRACT III – 70 Acres m/l** consisting of the combination of Tracts I & II.

This property, located just off of Highway 34, with superb wildlife and picturesque setting. Short drive to area employment. Be sure & make an appointment to see this outstanding acreage farm.

**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 AT 12:00 NOON

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

Watch future publications for a complete sale ad of furniture, household items & firearms to be sold also.

*Announcements made day of sale take precedence over any advertising.*

**PATRICIA J. COVERT, OWNER**

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

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

Find us on Facebook at Al Martin Real Estate Co

[www.almartinauctions.com](http://www.almartinauctions.com)

