

# LAND AUCTION

Sale to be conducted at the farm which is located approximately 8.5 miles south of Sigourney, IA on Hwy 149, then west on 305th Street for approx. 1.5 miles, then south on 190th Avenue for 1/2 mile and back west 1.2 miles on 305th Street to the T-intersection. Turn south at the T-intersection onto 168th Avenue. Property at the end of road on the west side.

**Saturday, March 8, 2014 @ 10:00 A.M.**

**39 ACRES M/L**

**Keokuk County, Steady Run Twp, Section 18**

Real Estate consists of 39 acres m/l  
currently in pasture with an average CSR of 41.70.

**Legal Description:** SW SE 18-74-12 **Terms:** 20% down day of auction with balance due upon delivery of deed and abstract at closing on or about April 8, 2014. Possession given upon delivery of deed and abstract. **Taxes:** Taxes to be prorated to date of possession. Taxes are currently \$486.00 per year. Contact either auctioneer for a complete sale brochure.

**All announcements made day of auction take precedence over all advertising.**

**Not responsible in case of theft or accidents.**

**Lois J. Carter, Owner**

Attorney for Seller: John N. Wehr, Sigourney, IA

Sale Conducted By:



**Abell Auction & Real Estate, LLC**

Justin Abell, Broker, Sigourney, IA

641-660-8048 B or 641-622-3181 C

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

**Sieren Auction Company**

Randy Sieren, Fremont, IA

641-933-4832 H or 641-777-9039 C

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