

# LAND AUCTION

## 416 ACRES M/L

**SATURDAY, MARCH 25, 2017 10:00 AM**  
**EDDYVILLE, IOWA**

**TRACT I – 145 ACRES M/L:** Des Moines River bottom land, located in Sections 7 & 8, Columbia Township, Wapello County, Iowa. 104 Acres cropland, balance in timber river bottom. Located at the South edge of Eddyville. This high-producing farm lies between U.S. Highway 63 and the Des Moines River, with access via frontage road.

**TRACT II – 140 ACRES M/L:** High-producing Des Moines River bottom farm, located in Section 15, Columbia Township, just South of Highway 63, 3 miles southeast of Tract I.

**TRACT III – 120 ACRES M/L:** Section 32, West Des Moines Township, Mahaska County, Iowa. Approximately 4-1/2 miles west of Eddyville on 340th Street. 92 Acres tillable; large pond; older frame barn. Highly-productive farmland

**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. Sells with all farming rights for 2017.

**REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM**

**SALE SITE LOCATION – SHELTERHOUSE IN THE EDDYVILLE CITY PARK**

For information packet, please call the auction company: 641-682-5465.

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

**MARY FRANKLIN REVOCABLE TRUST, OWNER**

Lynn Kaser, Trustee

Dennis Emanuel, Attorney



*Auctioneers:*

*Jim Kosman*


*Roger Clingan*

*Todd Carroll*

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

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