

LAND AUCTION

SATURDAY, APRIL 9, 2022 10:00 AM
93 ACRES M/L
SECTION 24, URBANA TOWNSHIP,
MONROE COUNTY, IOWA

OR South of Blakesburg, Iowa, 1/2 mile, then west
on 255th Street or H51,
then South on 730th Avenue 1/2 mile
Auction Signs Will Be Posted

93 ACRES M/L: This property consists of 93 acres,
with approximately 41.5 acres tillable. Tillable land has
been tilled and terraced and is currently under CRP con-
tract, expiring Fall of 2022. Balance of the farm is tim-
ber land, with excellent deer and wildlife population. In
the heart of big buck country. This farm offers income
plus recreational value.

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.

DON & CHERI SANDIFER, OWNERS

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

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