

# ESTATE FARM AUCTION

## SATURDAY, APRIL 15, 2023 10:00 AM

Southeast Corner of the Town of Blakesburg, Iowa, on Adams Road

**Next to 4952 ADAMS ROAD, BLAKESBURG, IOWA**

### 42 ACRES

**REAL ESTATE: 42 Acres** with 27 Acres tillable, balance in pasture & timber area. Rural water with livestock waterers, set up for paddock grazing. 36'x44' basement barn with hayloft and adjoining 18'x36' loafing shed, both with newer metal roofs. 48'x60' livestock barn; 48'x80' concrete silo; concrete feeding floors. Ideal for livestock.

**TERMS:** 20% down day of sale, balance in cash upon delivery of 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**

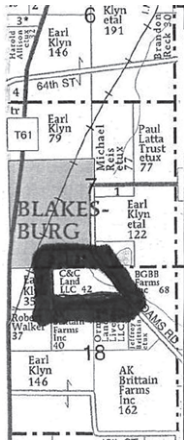
For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

Watch future publications for a complete sale bill of tractors, farm machinery & equipment.

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

## CHARLES (CHUCK) DOWNEY ESTATE & C & C LAND, LLC, OWNERS

Jennifer Downey, Executor



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

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# 641-682-5465

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