

FARMLAND AUCTION

As we are expanding the construction business we will sell the following real estate located 7 miles south of Oskaloosa, IA on Hwy 163 to exit 54, then 1 1/4 miles north on Merino Avenue, then 1/4 mile east on 320th Street.

Friday, April 20, 2012 at 10:00 a.m.
53 Acres M/L

To be sold in One Tract.

Mahaska County - Harrison Twp. - Sections 30

Legal Description: LOT 3 N 1/2 E RD EXC N 435' W 160'; LOT 2 N 1/2 NW

Real Estate consists of 50 tillable acres with an average CSR of 68. This land is well tilled and terraced. The current 2012 cash rent lease of \$10,000.00 to be transferred to new owner.

TERMS: 20% down payment day of auction with balance due at closing and possession on or about June 1, 2012. Taxes will be prorated to date of closing.

All announcements made day of auction take precedence over all previous advertising.
Not responsible in case of theft or accidents.

Please contact the auction companies for an information packet.

Chad & Donita Leffler, Owners

Chad Leffler: 641-226-2231

Attorney: Box & Box, 304 N. Court St, Ottumwa, IA.

Sale conducted by:



Abell Auction & Real Estate, LLC

Justin Abell, Sigourney, IA

641-660-8048 or 641-622-3181

www.abellauction.com



Sieren Auction Company

Randy Sieren, Fremont, IA

641-777-9039 or 641-933-4832

www.tsauktion.net