

REAL ESTATE AUCTION

SATURDAY, MAY 1, 2021 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
1217 – 152ND STREET, BATAVIA, IOWA

9 Miles North of Batavia OR 6 Miles West of Packwood to 22nd Avenue,
then South 1 mile, then 1 mile East to sale site

50 Acres m/l, Section 24, Compentine Township, Wapello Co, Iowa
Selling in 2 Tracts

REAL ESTATE – TRACT I: 14 Acres m/l, including a 1-story, ranch-style dwelling 3-bedroom, ranch-style dwelling, with over 900 square feet. Full, finished basement; all electric home with eat-in kitchen, 1-3/4 baths, indoor sauna. Hardwood floors & carpeting throughout. Detached 2-car garage-28'x24'. Large outdoor 20'x22' stamped concrete patio. Open-front Morton building, 50'x54' with full concrete floor; Open-front 20'x32' building, with full concrete floor. Partial concrete lots. Newer automatic livestock waterers. This acreage includes 6.4 acres considered tillable, currently all seeded to pasture. Pekin Schools nearby.

TRACT II: 36 Acres m/l, including 30.2 acres enrolled in the Conservation Reserve Program (Pollinator Habitat). Contract payment is \$6,782.00 per year, expiring in 2027. This parcel of land has seen considerable tile outlet terracing construction, along with a significant amount of patterned tiling.

AUCTIONEER'S NOTE: This rural dwelling parcel offers quiet country-style living with adjacent timbered land areas, affording wildlife habitat and a central location between 3 county-seat towns of Fairfield, Ottumwa and Sigourney.

REAL ESTATE WILL SELL 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.

ROGER & MARY JO CLINGAN, OWNERS



AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

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