

# MULTI-TRACT Land Auction

WAPELLO COUNTY, IOWA

*Online Bidding Available  
Selling Free and Clear for 2021*

61<sup>±</sup>  
acres - 4 tracts

**WEDNESDAY, APRIL 21, 2021 AT 10AM**

**OTTUMWA, IOWA - Auction will be held at the Bridge View Center,  
102 Church Street, Ottumwa, IA 52501.**

Land and home located from exit 36 of Highway 63, 1 mile east on Dahlonga Road. Home address is 10518 Angle Road, Ottumwa, IA.

**TRACT 1 – 56 Acres M/L**

*Subject to survey*

Approx. 55 acres tillable. CSR 2 is 73.3 on the tillable. Located in Section 9, Dahlonga Township, Wapello County, Iowa.

**TRACT 2 – Building on 1 Acre M/L**

*Subject to survey*

Located at 11352 104 Avenue, Ottumwa, IA.

Here is 1 acre M/L with a 60'x120' building built in 2002 with (3) overhead doors, concrete floor & plenty of attic storage.

**TRACT 3 – 1 ½ Story Home on 0.89 Acres M/L**

Located at 10518 Angle Road, Ottumwa, IA.

Take a look at this spacious 3 or 4 bedroom, 4 bath home with 2,690 sq.ft. of total living space, built in 2014.

**TRACT 4 – 4 Acres M/L**

*Subject to survey*

Potential building site located on the corner of Dahlonga Road & Angle Road.

*Open House*

**Wednesday, April 14th, from 10-11AM**

**Larry & Charlotte England**

*Seleta A. Bainter - Attorney for Sellers*

Contact Nate Larson of Steffes Group, 319.385.2000 or 319.931.3944

**SteffesGroup.com**



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