

Notice of Sale of Real Estate

Marion Dean Scholtus & Gina R. Scholtus, Offer For Sale the Following Described Real Estate Located in Mahaska County, Iowa as Follows:

95 Acres More or Less For Sale Located in White Oak Township & Legally Described as:

The Southeast Quarter of the Northeast Quarter of Section Twenty-two, Except the South 600 Feet of the West 544.72 Feet of the Southeast Quarter of the Northeast Quarter of Section Twenty-two, Township Seventy-five, Range Fourteen; Lot Two of Lot A of the North Half of the Northwest Quarter of Section Twenty-three, and a Tract of Land Described as Follows: Beginning at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section Twenty-three, Running Thence South Along the West Line of Section Twenty-three, a Distance of Forty Feet, Thence in a Northeasterly Direction in a Straight Line to a Point of Forty Feet East of the Southwest Corner of Said Northwest Quarter of the Northwest Quarter, Thence West Forty-feet to the Point of Beginning; All in Township Seventy-five, Range Fourteen.

Fifty-seven (57) Acres Crop Land w/the Balance Suitable for Pasture. This is Hilly Timberland & 20 Acres of River Bottom. The Land is Perfect for Grazing or the Sports Minded; Hunting, Fishing, Snowmobiling, Etc.

The Real Estate Will be Offered For Sale by Sealed Bid at Palmer Law Office, 114 First Avenue East, Oskaloosa, Iowa 52577 on April 21, 2014 at 1:00 PM. All Bids Must be Received on or Before That Date & Time. Anyone Who Has Submitted a Sealed Bid Will be Allowed to Continue Bidding at That Time. The Real Estate Will be Sold by the Acre. The Sellers Reserve the Right to Reject Any & All Bids for Any Reason, Including Prior Sale.

Successful Bidder Shall Enter Into a Standard Bar Form Contract Accompanied by a 20% Down Payment Payable on the Date of the Sale. The Unpaid Balance Will be Due Upon Delivery of a Warranty Deed & an Abstract Showing Merchantable Title. Possession Shall be Given on or Before May 30, 2014 Real East Taxes Will be Prorated to Date of Possession.

If You Need Further Information You May Contact Dean Scholtus at 641-660-6374 or Eric J. Palmer, Attorney at Law at 641-673-7589.