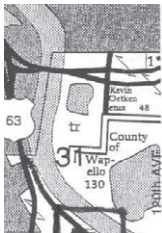


LAND AUCTION

FRIDAY, APRIL 20, 2018 - 5:00 PM

RABBIT RUN ROAD, OTTUMWA, IOWA

From the Intersection of U.S. Hwy. 63 & Mary Street & Rabbit Run Road, go South on Rabbit Run Rd. approx. 1/8 mile. The property is on your right.



REAL ESTATE: This property consists of approximately **25 acres, more or less**, of Des Moines River bottom, **subject to survey**. Approx. 20 acres of highly-productive tillable land with timbered area & creek running through the property. This property has no improvements, is just outside the city limits of Ottumwa on paved road and across the road from the Des Moines River. Income property with recreational value.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty 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 PROMPTLY AT 5:00 PM

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.

PARKER FAMILY, OWNERS



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net

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