

AUCTION

FRIDAY, MAY 8, 2015 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

2405 ASH AVENUE, BATAVIA, IOWA

OR 2 Miles South of Batavia, at the intersection of Ash Ave. & 240th Street (Libertyville Rd.)

Auction Signs Will Be Posted

REAL ESTATE: This property consists of 1 acre more or less, located in Section 18, Des Moines Township, Jefferson County, Iowa. Improvements consist of a 43'x56' machine shed with attached 24'x30' 2-car garage. There is also a 12'x28' detached garage. There is rural water to the property and natural gas. Would make an excellent home site, with easy commute to Fairfield or Ottumwa on paved road.

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.

BILL & DIANA GRAHAM, 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

Find us on facebook at [AlMartinRealEstateAuctionCo](https://www.facebook.com/AlMartinRealEstateAuctionCo)