

Appanoose Co, IA

FARM AUCTION

MAY 5TH @ 5 P.M. AT WESTBRIDGE INN & SUITES, CENTERVILLE, IA



FULL POSSESSION DAY OF AUCTION



66 ± Acres in Appanoose County, IA, LIVE AUCTION, May 5, 2018 located at Westbridge Inn & Suites (Old Motel 60), 117 N. 18th St, Centerville, IA 52544. The property is being sold in 3 tracts. OPEN HOUSE scheduled for Saturday, April 28th from 3:00-5:00 p.m. Contact Jason Small at 660-342-3819 for auction details.

Tract 1: 18 ± acres subject to survey, currently in alfalfa. This tract offers a grain bin, small cabin, electricity, water & good fence are on the property.

Tract 2: 2 ± acres, subject to survey, this country home has 3 bedrooms, 1 bath room, is on a basement and has several outbuildings including a eaving barn, a 40'x80' shed w/20'x14' doors. The middle of the shed has 6" concrete that is approximately 20'x80'.

Tract 3: 46 ± acres, subject to survey, currently in alfalfa but could be converted to row crop w/good fence on the whole farm and stocked pond w/catfish.

If you are looking for an excellent pasture farm for cattle or other livestock, w/excellent access to black-top road for livestock trucks or other farm machinery, check out this property. Call Jason at 660-342-3819 for details about this auction & to view the property.

Driving directions: The property is located at 2799E 210th, northeast of Cincinnati, IA just off State Hwy 5.

OWNERS: DALE & GLORIA COWAN

United Country Real Estate Land Pros, LLC
 WWW.WEKNOWDIRT.NET
 660-465-2971
 19771 US Highway 136
 Memphis, MO 63355



Terms & Conditions: Ten percent (10%) of the total contract price, to be paid on the day of sale, with the balance paid at closing. The 10% down payment is non-refundable deposit and considered a cash offer. Please have all your financing in order before the day of auction. All closing fees will be split 50/50 between Buyer and Seller. Closing will be conducted by Jonathan Willier, Located in Centerville, IA, on June 7, 2017. Full possession will be given upon receipt of the non-refundable 10% down.

All announcements made on sale day take precedence over prior advertising either written or oral. The information in this brochure is believed to be accurate, however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc are approximate. Buyers should verify the information to their satisfaction. These are not expressed or implied warranties pertaining to this property. Real estate is being sold "AS IS, WHERE IS".