

ESTATE AUCTION

SATURDAY, MAY 11, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

10413 COMPETINE ROAD, OTTUMWA, IOWA

OR 1/4 Mile South of the Town of Bladensburg OR 3 Miles North of the Intersection
Of U.S. Hwy. 34 & Hwy. 16 (Eldon-Bladensburg Exit #199)

Auction Signs Will Be Posted

REAL ESTATE - TRACT I: 20 Acres m/l with 3-bedroom 1,250 square foot ranch-style home, built in 1974, full finishable walk-out basement. Also located on this tract is a 45'x24' detached garage constructed in 1985; a 30'x54' machine shed, constructed in 1989 plus numerous older outbuildings. Paved drive, rural water, excellent location with approx. 9 acres tillable, balance in timber & building site.

TRACT II: 80 Acres m/l located immediately across the road from Tract I. Approx. 64 acres tillable with a Corn Suitability Rate (CSR) of 58.7.

Tracts I & II will be sold separately and not combined.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer *Deed*, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date. Possession of house & outbuildings shall be upon closing. Possession of the farmland will be subject to current rental agreement.

REAL ESTATE WILL SELL AT 12:00 NOON

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.

AUCTIONEER'S NOTE: This will be a 2-day sale with Saturday, May 11 (Day 1) being real estate & antique & household furnishings & Sunday, May 12 (Day 2) being tools, tractors & equipment. Watch future publications for a complete sale ad.

ROY H. WEENIKE ESTATE, OWNER

Sarah Laumeyer, Executor

Box & Box, Attorneys



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

www.almartinauction.net