

LAND AUCTION

SATURDAY, MAY 26, 2012 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
3758 LAKE ROAD, OTTUMWA, IOWA
 OR From the Southwest edge of Ottumwa, at Shaul Cemetery,
 go South approx. 3 Miles on Lake Road to Sale site
 Auction Signs Will Be Posted

30 ACRES M/L SECTION 20, GREEN TOWNSHIP, WAPELLO COUNTY, IOWA

REAL ESTATE: 30 Acres of land, adjacent to paved road, rural water service, approx. 1/2 timber land with creek, the other half is rolling, open pastureland, building sites available. Outbuildings consist of a 36'x56' barn, tile block garage and a 1-story dwelling, in poor condition.

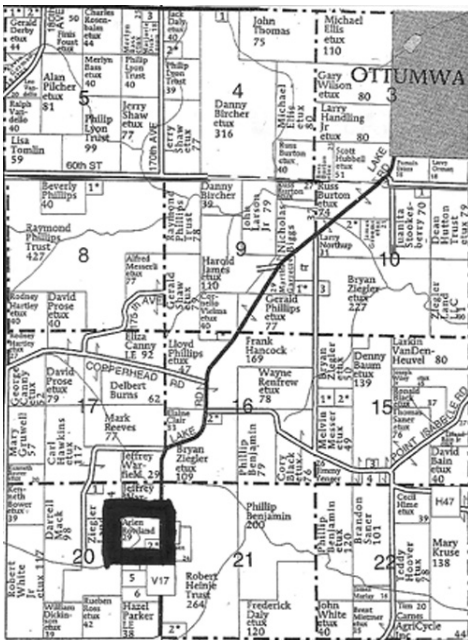
TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty **Deed**, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM

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.

SOUTH OTTUMWA SAVINGS BANKS, OWNER



Auctioneers:
 Jim Kosman
 Roger Clingan
 Todd Carroll



AL MARTIN REAL ESTATE & AUCTION CO.
 307 Church Street
 Ottumwa, Iowa
 641-682-5465
 www.almartinauction.net