LAND AUCTION SATURDAY, JUNE 13, 2015 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1424 - 82ND AVENUE, ELDON, IOWA
OR South of Ottumwa on US Hwy. 63 to Copperhead Road (Hickory Grove Community Church)
Then East 5 Miles to 82nd Ave, OR North of Floris on Quail Ave.

3 Miles to 15th Street, then East 3/4 Mile to sale site Auction Signs Will Be Posted



91 ACRES m/l - Section 35, Keokuk Township. Situated on this farm is a 2-bedroom earth-berm home, constructed in 2002, with large living room, kitchen, dining area, 2 spacious bedrooms, utility room and full bath. This home has gas forcedair heat and large front patio that overlooks pond. 44'x50' pole barn, built in 1972 plus 3,000-bushel grain bin. Farm is currently all seeded and used as pasture land. Excellent hunting with plenty of wildlife cover

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer Deed, accompa-

nied 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 FOLLOWED BY PICKUP, CAR, TRACTOR & HOUSEHOLD ITEMS

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

PICKUP, CAR, TRACTOR & HOUSEHOLD ITEMS: 2013 Ford F150 PU, ext. cab, V8, auto, full power, 3,260 actual miles, this truck is like new, silver in color; 2011 Toyota Camry, 4D, V6, auto, 41,000 actual miles, white in color; 2001 Ford F150 PU, V8, auto, needs engine & transmission work; IH 574 utility tractor, WF, gas, 3-pt, approx. 3,400 hours with IH 2050 front-end loader; 3-pt. bale stabber: 3-pt. rear blade: John Deere 3-pt. 2-bottom plow: 3-pt. posthole digger: Household

TERMS: CASH/ GOOD CHECK POSITIVE ID REQUIRED

MASTERCARD/VISA DEBIT/CREDIT CARDS

All property must be settled for before removal – All items sold as is where is Not responsible in case of accidents.

Announcements made day of sale take precedence over any advertising.

WILLIAM H. (BILL) RUPE ESTATE, OWNER

Lisa Rogers, Executor Box & Box, Attorney

