

LAND AUCTION

SATURDAY, AUGUST 1, 2015 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

3025 LAKE ROAD, OTTUMWA, IOWA

Approximately 5-1/2 Miles South of the Shaul Cemetery

(Southwest corner of Ottumwa), on Lake Road

Auction Signs Will Be Posted



REAL ESTATE – TRACT I (40 Acres m/l): Contains approximately **17.5 acres tillable**, balance in timber. Pond plus rural water; 24'x24' pole barn & 16'x24' single-car garage. Excellent building site on paved road.

TRACT II (16 Acres m/l): Approximately **6 acres tillable**, balance in timber, with pond. Excellent location, across the road from Tract I.

NOTE: These two parcels will be sold separately and not combined. Excellent acreage locations, close to Ottumwa, on paved road.

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. The sale of this property is subject to court approval. Possession will be upon settlement, subject to current cropland rental agreement.

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.

HEIRS OF THE HAZEL PARKER LIFE ESTATE, 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