

ACREAGE AUCTION

SATURDAY, JULY 21, 2018 - 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1730 – 340 TH STREET, EDDYVILLE, IOWA

OR from the Ajinomoto Plant at the junction of Hwy. 137 & 112 th Street,
Go North then West on 112 th Street approx. 2 miles to 717 th Ave; then North on 717 th Ave. 1/2
mile, then West on 340 th Street approx. 2-1/2 miles to property site 118th Ave.

Auction Signs Will Be Posted



REAL ESTATE: This property consists of **33 Acres m/l**, with an outstanding 1-story, ranch-style, 3-bedroom home, constructed in 2001. This dwelling has a modern kitchen with ample cabinetry, breakfast bar, dishwasher plus formal dining area along with large living room. Master bedroom includes a walk-in closet and adjoining full bath. A centrally located full bath includes a walk-in spa tub, which is situated between the remaining 2 bedrooms. Laundry area is on main level. This house affords a 30'x28' attached garage, an attached rear deck area, and sits upon a full poured basement with drywall and 3/4 bath. Heating & cooling is provided through a geothermal system to the home along with rural water service. Other improvements include a 42'x60' pole-frame metal-clad building with concrete floor, constructed in 2002. Approximately 20 acres of this acreage are considered tillable, including 5.5 acres that are enrolled in the

Conservation Reserve Program (CRP). Property is bordered by a small tributary creek with ample, native timber growth on remaining non-tillable acres. This property is situated in the Eddyville-Blakesburg-Fremont School District.

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 12:00 PM NOON

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

FURNITURE, APPLIANCES & HOUSEHOLD ITEMS: 4-pc. Broyhill oak bedroom suite incl. queen-size bed with engraved headboard, mattress & box springs, 2 nightstands, 5-drawer high-boy dresser; Queen-size bed w/headboard, mattress & box springs; Full-size bed w/headboard, mattress & box springs; (2) Twin-size beds, complete; Oak dinette table w/leaf & 4 matching chairs; Old oak fancy drop-front secretary w/glass-front bookcase, 2 drawers, w/oil lamp holder & mirror; (2) Barstools; Mauve Lazy Boy rocker/recliner; Upholstered swivel rocker; 3-cushion floral upholstered sofa w/matching loveseat; Large oak rocker; Apartment-size refrigerator; Whirlpool elec. oven w/cooktop range; Oreck steam vac; German pitcher tea set; Elec. lamp w/lead glass shade; Crock jugs; Coleman cooler; Large computer desk; HP printer/scanner/copier; Nightstands & table lamps; Cedar chest; Free-standing dressing mirror; Sentry combination safe; Wicker magazine rack; (2) John Deere cookie jars; (2) Bicycles; Wood folding chairs; Asst. of pots, pans, dishes; Glass miniature figurines. John Deere 21" push mower.

**TERMS: CASH/ GOOD
POSITIVE ID REQUIRED**

**CHECK 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.

MARY FRANKLIN TRUST, 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

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