

LAND AUCTION

Conducted By

AUCTIONS & REALTY UNLIMITED

Selling is 113.36 acres M/L of farm ground to be sold in 3 tracts, located just south of Moravia Iowa on HWY 5. Auction will be held at Tract #3 sight 1/3 miles south of Moravia on Old HWY# 5 (244th Ave) on

SATURDAY AUGUST 16, 2014 AT 11:00 AM

TRACT #1: Consists of 40.9 acres m/l of tillable farm land. It has state HWY #5 frontage 1/3 mile from Moravia Junction.

TRACT #2: Consists of 24.16 acres m/l with 15.06 tillable acres remainder in Alfalfa hay ground. It also has state HWY #5 frontage 1/3 mile from Moravia Junction.

TRACT #3: Consists of 48.3 acres m/l of tillable farm land & has old HWY #5 frontage. Also there is a 52'x52' pole barn, steel bin, storage building & a pond.

AUCTIONEERS COMMENT: This ground is in a great location & only 3 miles from Lake Rathbun. All would make a great building sight & has good commercial potential w/active RR bordering back of all properties. For more information go to www.auctionsandrealtyunlimited.com or call Broker Rhea Wilson & ask for a land packet. All announcements day of sale takes precedence over written ad.

TERMS: 20% down day of sale balance due & possession upon closing.

THE JANET DOWD- PHELPS TRUST

AUCTIONS & REALTY UNLIMITED

David Zaputil 641-724-3329

Richard Wilson 641-724-9243

Autioneers

RHEA WILSON: BROKER 641-895-5375