

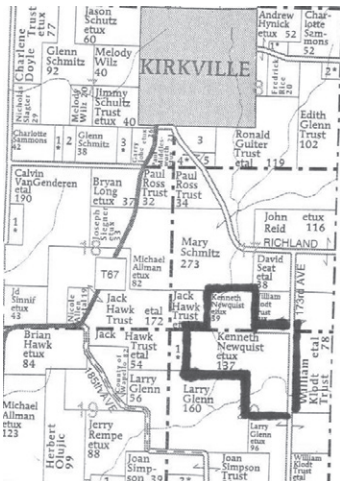
LAND AUCTION

SATURDAY, AUGUST 18, 2018 - 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

17482 - 160TH STREET, OTTUMWA, IOWA

OR 1-1/2 miles Northwest of the Ottumwa Airport OR 1-1/2 miles Southeast of Kirkville, Iowa



TRACT I - 79 Acres m/l: Unimproved, rolling farm ground with approximately 63 acres currently enrolled in the Conservation Reserve Program (CRP). Access to this property is via 173rd Avenue.

TRACT II - 101 Acres m/l with 3-bedroom, bungalow-style home. Full basement with newer furnace & central air & updated electrical. Vinyl siding & newer roof. Attached single-car garage. Large frame barn; pole barn; 6,500-bushel grain bin & other outbuildings. This farm has 72.64 Acres currently enrolled in the CRP Program.

TRACT III - Combination of Tracts I & II - 180 Acres m/l. This outstanding farm, situated in a superb location, is currently all enrolled in the CRP Program, with private home site area. Approximately 1- 1/4 miles off of Highway 63.

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 prorated 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.

VIOLET NEWQUIST ESTATE, OWNER

Shirley Reid & Sheryllyn Hornick, Co-Executors

Box & Box, Attorneys



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

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