

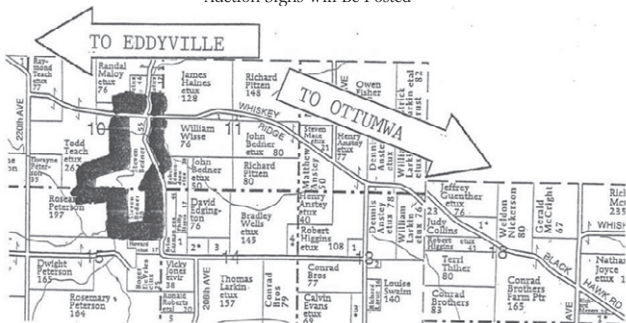
LAND AUCTION

SATURDAY, AUGUST 29, 2015 10:00 AM

SALE TO BE CONDUCTED AT THE FARM LOCATED

11106 – 210TH AVENUE, OTTUMWA, IOWA

OR 6 Miles West of Ottumwa on 87th Street (Old Hwy. 34) to Christiansburg,
then North 2 Miles on 208th Ave. OR 3-1/2 Miles Southwest of Chillicothe off of 132nd Street
Auction Signs Will Be Posted



75 ACRES m/l - Sections 10 & 15, Polk Township. Situated on this farm is a double-wide manufactured home, built in 1990, with 3 bedrooms, 2 full baths, living room, dining area, kitchen & laundry. Dwelling includes a gas forced warm air furnace & central air. Other improvements include a metal-clad post frame machine shed built 1997. This farm includes approximately 31 tillable acres, balance in timber with excellent wildlife habitat, & creek.

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 PROMPTLY AT 10:00 AM
FOLLOWED BY TRACTOR & FARM EQUIPMENT**

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

Watch future publication for a complete sale ad that includes tractor & farm equipment.
Announcements made day of sale take precedence over any advertising.

STEPHEN D. BEDNER & JOANN G. GERGELY, 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

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