

# REAL ESTATE AUCTION THURSDAY, AUGUST 22, 2019 6:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

## 13740 MONROE-WAPELLO ROAD, ALBIA, IOWA

OR 3 Miles South of Eddyville on Monroe-Wapello Road

**REAL ESTATE:** This property consists of a 2-story, 3 or 4-bedroom home. Large, newer eat-in kitchen; formal dining room; over-sized master bedroom with tons of closet space & built-ins. Full basement with gas heat & central air. Newer, over-sized 2-car detached garage plus large shop building and other outbuildings. Paved road. Be sure & make an appointment to inspect this property.

**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 6:00 PM**

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


## MRS. HELEN COOK, OWNER



**AL MARTIN REAL ESTATE & AUCTION CO.**

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