

ACREAGE AUCTION

SATURDAY, SEPTEMBER 5, 2020 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1568 CEDAR AVENUE, BATAVIA, IOWA

7 Miles North of Batavia at the outskirts of the Abingdon community OR 3 miles South of Packwood, Iowa on Packwood Road to 155th Street, then 3 miles West to property sale site.

23 ACRES M/L POLK TOWNSHIP, SECTION 32, JEFFERSON COUNTY, IOWA



REAL ESTATE: This rural property includes 18 or more tillable acres, of which 10.26 acres are enrolled in the Conservation Reserve Program (CRP). Contract payment is \$3,016.00 or \$294.00 per acre per year. Contract expires 2027. Remaining tillable acres are used as open pasture with good fence. The average CSR-2, for total acreage, is 81.5. This parcel of land includes 2-car garage and several livestock outbuildings, with adjoining concrete feeding floors and automatic stock waterers.

DWELLING: A 1-story bungalow home offers 3 bedrooms, over 1,100 square feet of total living area and a gas forced-air furnace & central air. Vinyl exterior siding and new asphalt-shingled roof in 2017. Rural water serves 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 10:00 AM

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

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.

ROGER & MARY JO CLINGAN, OWNERS

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

Find us on Facebook at Al Martin Real Estate Co

www.almartinauctions.com

