

LAND AUCTION

198 ACRES M/L

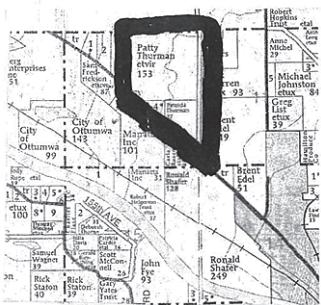
THURSDAY, SEPTEMBER 15, 2022 10:00 AM

SECTION 10, RICHLAND TWP, WAPELLO COUNTY, IOWA

Northwest of Ottumwa on Eddyville Road approx. 1-1/2 miles

125.79 Acres of highly productive cropland plus **34.79 acres** in the Conservation Reserve Program (CRP). Balance of **37.42 acres** in timber. Several excellent building sites in outstanding rural location, close to Ottumwa. This farm has excellent upland crop acres plus CRP income with outstanding wildlife habitat. This farm has it all.

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 pro-rated to closing date. Possession of farmland March 1, 2023, or after the 2022 crop removal. Possession of CRP land & timber will be upon closing. **Note: For selling convenience, we will be conducting this live auction at the Bridge View Center, 102 Church Street, Ottumwa, Iowa.**



REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM

For information packet 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.

PATRICIA THURMAN ESTATE, OWNER

Steven W. Guiter & Donald Young, Co-Executors

Box & Box, Attorneys

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

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