

# LAND AUCTION

Conducted By

## AUCTIONS & REALTY UNLIMITED

Selling is 113.36 acres M/L of farm ground to be sold in 3 tracts, located just south of Moravia Iowa on HWY 5. Auction will be held at Tract #3 sight 1/3 miles south of Moravia on Old HWY# 5 (244th Ave) on

**SATURDAY AUGUST 16, 2014 AT 11:00 AM**

**TRACT #1:** Consists of 40.9 acres m/1 of tillable farm land. It has state HWY #5 frontage 1/3 mile from Moravia Junction.

**TRACT #2:** Consists of 24.16 acres m/1 with 15.06 tillable acres remainder in Alfalfa hay ground. It also has state HWY #5 frontage 1/3 mile from Moravia Junction.

**TRACT #3:** Consists of 48.3 acres m/1 of tillable farm land & has old HWY #5 frontage. Also there is a 52'x52' pole barn, steel bin, storage building & a pond.

**AUCTIONEERS COMMENT:** This ground is in a great location & only 3 miles from Lake Rathbun. All would make a great building sight & has good commercial potential w/active RR bordering back of all properties. For more information go to [www.auctionsandrealtyunlimited.com](http://www.auctionsandrealtyunlimited.com) or call Broker Rhea Wilson & ask for a land packet. All announcements day of sale takes precedence over written ad.

**TERMS:** 20% down day of sale balance due & possession upon closing. Subject to Farm Lease Through 2/28/15.

## THE JANET DOWD- PHELPS TRUST

## AUCTIONS & REALTY UNLIMITED

David Zaputil 641-724-3329

Richard Wilson 641-724-9243

Auctioneers

**RHEA WILSON: BROKER 641-895-5375**