

ESTATE AUCTION

FRIDAY, SEPTEMBER 11, 2015 5:00 PM

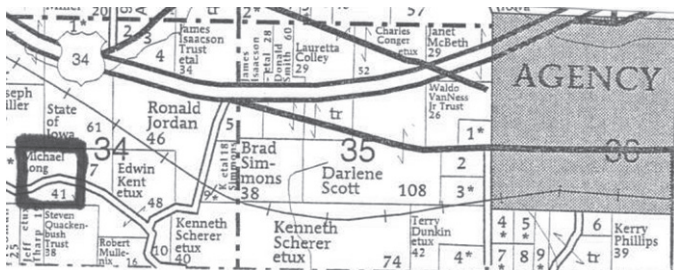
SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

9739 OLD AGENCY ROAD, AGENCY, IOWA

OR 1 Mile West of Agency on 73rd Street (Old Hwy. 34 West) to Agency Rd. then South & West

1-1/2 miles OR From the intersection of Camp Arrowhead & Agency Rd., West 1/2 Mile

Auction Signs Will Be Posted



REAL ESTATE – 40 Acres m/l: This property consists of 40 Acres, more or less, with a 2 or 3-bedroom ranch-style home, constructed in 2002; 1-1/2 baths, large kitchen open to dining and living areas; full finishable basement with over 1,232 square feet on foundation. Covered open front porch. Approximately 11 acres tillable, currently seeded to hay ground and over 33 acres of timber. This country acreage offers the best of both worlds, with large newer home and plenty of wildlife out the back door. Rural water.

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 possession date, possession given upon settlement.

REAL ESTATE WILL SELL PROMPTLY AT 5:00 PM

For further particulars 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.

MICHAEL D. LONG ESTATE, OWNER

Sam K. Erhardt, Executor

Lloyd Keith, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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