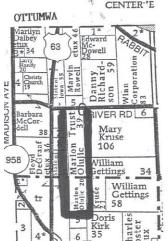
LAND AUCTION SATURDAY, **SEPTEMBER 24, 2016** 1:00 PM

60 ACRES M/L Sections 6 & 7, **Keokuk Township**

12618 RIVER RD., **OTTUMWA, IOWA**

REAL ESTATE: Outstanding building site located just East of the intersection of River Road & U.S. Highway 63, one-half mile South of Ottumwa. Approximately 30 Acres tillable and currently



enrolled in the Conservation Reserve Program (CRP), of which 20 Acres is listed as Non-Highly Erodible Land (NHEL), with balance in timber, with large pond. This property has a fantastic building site on the hilltop overlooking the city of Ottumwa, with rural water & electric in place. If you are looking for that great country building site with acreage, located on a paved road, be sure and make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Trustee's Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

NOTE: This sale will be held, on site, promptly at 1:00 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.

MARION OLUJIC TRUST, OWNER

Herb Olujic, Trustee

