

LAND AUCTION

128 ACRES M/L

SATURDAY, SEPTEMBER 28, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

12490 COPPERHEAD ROAD, OTTUMWA, IOWA

OR South of Ottumwa on Hwy. 63 to the BP Amoco Station, then East on Copperhead Rd. 1/4 mile

Auction Signs Will Be Posted

REAL ESTATE: This property consists of approximately 128 acres m/l, with a 3-bedroom, ranch-style home built in 1971, with large living room, eat-in kitchen, full bath and full basement with gas forced-air heat and electric heat. This home has an attached 2-car garage with rear patio and front deck. Outbuildings consist of a 40'x60' open-front pole barn and a 30'x45' frame barn. This property has rural water plus large pond, is currently all seeded and used as pasture land and is fenced and cross-fenced. Superb hunting area with timber draws and excellent wildlife habitat.

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 AT 12:00 NOON

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

Watch future publications for a complete sale ad of household furnishings, personal property, tractor & vehicles.

Announcements made day of sale take precedence over any advertising.

KAY LIVINGSTON, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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