

LAND AUCTION

SATURDAY, OCTOBER 8, 2022 10:00 AM

1396 – 720th AVENUE, EDDYVILLE, IOWA

77 ACRES M/L

**SECTIONS 23 & 26, PLEASANT TOWNSHIP,
MONROE COUNTY, IOWA**

Or South of Eddyville on the Monroe-Wapello Co. Road (T-61) 2-1/2 miles, then West on 140th Street (H-21) OR at the corner of 140th Street & 720th Avenue

TRACT I – 37 ACRES m/l (Subject to survey): Bare land with approx. 36 acres tillable. This high-producing parcel of land has large pond, consisting of mostly Grundy-Haig & Persing soils.



TRACT II – 40 ACRES m/l: Located across the road from Tract I. This parcel has 36.02 acres tillable, with no improvements.

Tract I & Tract II will be sold individually and not combined.

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 January 1, 2023, with possession given upon removal of 2022 crop.

AUCTIONEER'S NOTE: If you are looking for that investment parcel of land, or add-on, be sure and take a look at this property.

REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM

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.

AUDREY BURKE, OWNER

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

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