

# REAL ESTATE AUCTION

## FRIDAY, OCTOBER 6, 2017 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 1541 HWY. 34, BATAVIA, IOWA

Just East of the Packwood turn-off on Hwy. 34, on the south side of the road  
OR 3 Blocks West of the intersection of Mowrey & Quincy Avenue

**REAL ESTATE:** This property consists of a 3-bedroom, ranch-style home, constructed in 1989. Large living room, over-sized eat-in kitchen plus laundry & utility room. Covered front porch with rear deck. This home has a full bath with gas forced-air heat & central air. Fenced-in rear yard, all on 1.2 acres. Also located on the property is a 28'x30' detached garage, with overhead door & concrete floor, plus lean-to storage building. This property is located in a timbered setting, on Highway 34, close to town. Be sure & make an appointment to inspect this property.

**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.***

### JOHN H. FARRINGTON II ESTATE, OWNER

Debra J. Miller, Executor

Tom Anders, Attorney



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

**AL MARTIN REAL ESTATE & AUCTION CO.**

307 Church Street  
Ottumwa, Iowa  
641-682-5465

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