

LAND AUCTION

SATURDAY, OCTOBER 20, 2012 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

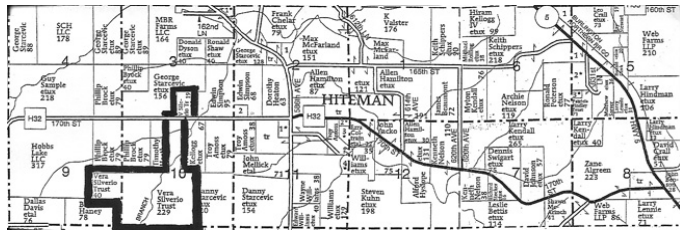
5954 - 170th STREET, ALBIA, IOWA

Or 1 mile west of Hiteman, Iowa

Auction Signs Will Be Posted

290 ACRES M/L

MONROE COUNTY, GUILFORD TOWNSHIP, SECTIONS 10, 9 & 3



TRACT I - 270 Acres: rolling, open pasture and timber land with 2 ponds and Bee Creek bisecting this property. This tract of land includes and is surrounded by abundant wildlife habitat. Improvements include an older 1-story dwelling, in need of repair, plus other older outbuildings.

TRACT II - 20 Acres: open pasture across road to the north of Tract I.

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 prorated to January 1, 2013. Possession to be given March 1, 2013, subject to current rental agreement.

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.

VERA MARION SILVERIO TRUST, OWNER

South Ottumwa Savings Bank, Trustee



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net