

AUCTION
200 ACRES M/L
SATURDAY, OCTOBER 31, 2020 10:00 AM
SECTION 34, WEST DES MOINES TOWNSHIP,
MAHASKA COUNTY, IOWA

REAL ESTATE -- 200 ACRES M/L, to be sold in five 40-Acre tracts, located approximately 4-1/2 miles west of Eddyville, Iowa, at 340th Street & Irvine Avenue. Nearly 170 Acres tillable, with 77.8 CSR on the tillable land. Farm will be divided into five 40-acre parcels, sold with the buyer's choice option, with the privilege to purchase multiple tracts. This farm has been seeded and used as grass-land for over 30 years, making it highly suitable for organic farming.

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, 2021, with full possession upon closing.

**REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM,
AT THE SALE SITE LOCATION, LOCATED AT THE FARM**

For information packet, please call the auction company - **641-682-5465**,
or check website - www.almartinauctions.com

Announcements made day of sale take precedence over any advertising.

PAUL D. HECKENBERG TRUST, OWNER
TERRY D. HECKENBERG TRUST, OWNER



AL MARTIN REAL ESTATE & AUCTION CO., INC.
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