

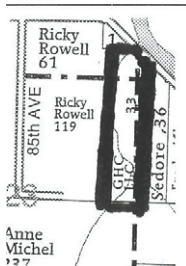
# LAND AUCTION

## SATURDAY, NOVEMBER 2, 2019 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### AGENCY COMMUNITY CENTER

### AGENCY, IOWA



**REAL ESTATE – 41 ACRES m/l:** Des Moines River bottom farmland, located in Sections 14 & 23 of Keokuk Township, Wapello County, Iowa. 1-1/2 miles southeast of Cliffland Bridge on River Road or 6 miles northwest of Eldon, Iowa on River Road. This farm has approximately 21 acres tillable, with the balance in timber. Situated on the banks of the Des Moines River, this high-producing land has the right amount of tillable to recreational land, with a large array of wildlife.

**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 PROMPTLY AT 10 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*

## GHC, LLC, OWNER

James Sedore, Georgia Gustafson & Catherine Clubb



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

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