



# Murphy Auction Service



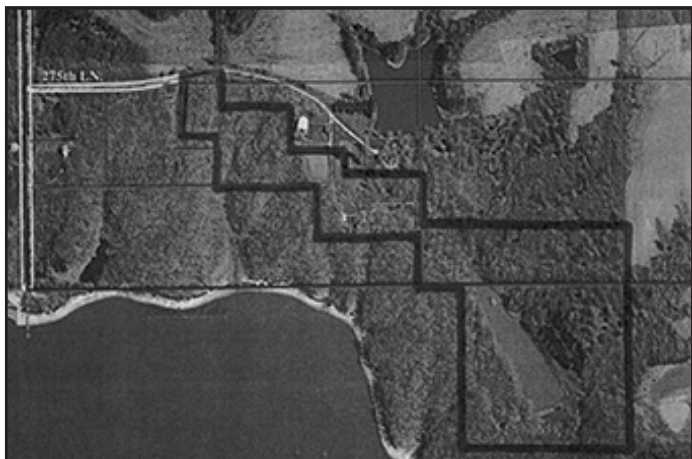
## Melrose, Ia.

# LAND AUCTION

## Saturday, November 12, 10:30 a.m.

### 5026 275th Lane, Melrose, Ia.

*Approximately 4.4 miles south of Melrose on 520th Ave. (S-70), then west 2 miles on 270th St., then south approximately 1 mile on 500th Ave, go east on 275th Lane 1/2 mile to the base of the tower.*



Selling approximately 47 acres + or - here is your chance to own a very unique one of a kind property. There are 2 parcels of land approximately 23 acres in Monroe County and approximately 24 acres in Appanoose County. One parcel (Monroe Co) has a 40 ft tower cabin, other parcel (Appanoose Co) has a very nice 3 acre pond. Abstract, deed and surveying work is all done.

Deer, Turkey Hunting and Fishing all in your back yard.

Go to [www.murphyauctionservice.com](http://www.murphyauctionservice.com) for pictures and video of the ranch.

## Rathbun Lake Ranch

## JADCO Mfg., Inc., Owner

Call Jad Van Der Zyl for appointment 641-521-5107

TERMS: 10% DOWN DAY OF SALE, BALANCE DUE DAY OF CLOSING.

CASH/GOOD CHECK • POSITIVE ID REQUIRED

NOT RESPONSIBLE IN CASE OF ACCIDENTS.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE  
OVER ANY ADVERTISING.

# MURPHY AUCTION SERVICE

**Justen Murphy 641-891-9899**

5082 Hwy 34 • Melrose, Ia 52569

Tom Adler 641-777-0287

[www.murphyauctionservice.com](http://www.murphyauctionservice.com)

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