

# ESTATE AUCTION!

# Auction

"We Sell it the Day You Need it Sold!"

**Sunday, November 4, 2012 • 2:00 pm**

**203 East Cedar St., Russell, IA  
Cedar Township, Lucas County, IA**

## Location of acreage:

7 miles East of Chariton on Hwy 34, go South at Russell Corner on Hwy S56 to first curve and continue to go straight ahead (West) off hwy. Property on the right.

## General Description:

This is the perfect opportunity to purchase this beautiful acreage located near Lake Rathbun. The home is a 2 story, 3 bedroom, 1 full bath with city water/city sewer. It has a large yard, pole barn and acreage is in pasture.

**Sq Ftg of Home:** 1,092 sq. ft.    **Lot Size:** 9 acres m/l



**This acreage was owned by Merwyn & Leona Thompson for over 60 years. The family took pride in their property, being well known and actively involved in the Russell community.**

**Beautiful setting!  
Location-Location!**

**Terms:** Cash, 10% down payment day of auction with balance due on or about December 4, 2012. Call for your appointment to view!

## **Leona Thompson Estate**

**Daugherty Auction & Real Estate Services, Inc.**

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**See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)**

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