

# LAND AUCTION

## SATURDAY, NOVEMBER 18, 2017 10:00 AM

SALE TO BE CONDUCTED AT THE FARM LOCATED

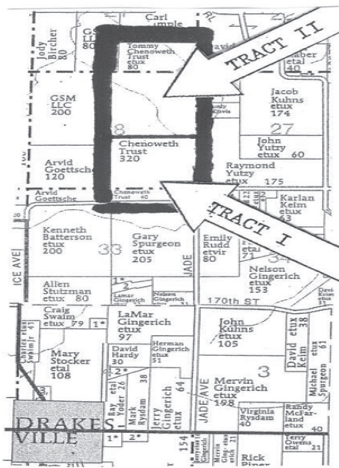
1/2 Mile East of Drakesville, Iowa on 180th Street, then

2 Miles North on Jade Avenue to sale site

Auction Signs Will Be Posted

### 440 ACRES M/L

Sections 21, 28 & 33, Soap Creek Township, Davis County, Iowa



**Tract I – 160 Acres:** 74 Acres or more of level to sloping cropland, with remaining acreage mostly open, rolling pasture and hayland, with a pond. Road frontage with improvements including a frame barn and open-front machine shed with rural water service.

**Tract II – 280 Acres:** This tract of land adjoins Tract I on the north and consists of rolling, hardwood heavy timber ground with some hayland. This parcel of land offers great wildlife habitat, as well as secluded hunting grounds, with a centrally-located large pond. Access provided via easement across the west side of Tract I.

**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, 2018. Possession given upon settlement, subject to current tenant lease agreement.

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.*

## TOMMY & JANICE CHENOWETH, OWNERS



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

# AL MARTIN REAL ESTATE & AUCTION CO.

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