

FARMLAND AUCTION

FRIDAY, NOVEMBER 5, 2021 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
3 MILES WEST OF PACKWOOD, IOWA, THEN SOUTH 2 MILES
191 ACRES – SELLING IN TWO TRACTS

TRACT I – 168 ACRES M/L with approximately 144 Acres tillable, balance is hayland and waterways, with this tract having an 81.2 CSR (Corn Suitability Rating). No improvements. Located Section 29 & 32, Polk Township, Jefferson County, Iowa.

TRACT II – 23 ACRES M/L (subject to survey) Approximately 18 Acres tillable with a 67.7 CSR

NOTE: These tracts will be sold separately and not combined.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer Deed, accompanied by Abstract of Title showing merchantable title. This farm is currently under rental agreement for the 2022 crop year. Buyer will receive cash rental proceeds for 2022. Landlord's possession upon closing and will receive full possession after 2022 crop removal. Real estate taxes will be pro-rated to closing date.

REAL ESTATE WILL SELL PROMPTLY AT 10:00 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.

PHYLLIS PARKER ESTATE, OWNER

South Ottumwa Savings Bank, Executor

James M. Box, Attorney



AL MARTIN REAL ESTATE & AUCTION CO., INC.

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641-682-5465

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