

# LAND AUCTION MONROE COUNTY, IOWA

**SATURDAY, NOVEMBER 14, 2020 10:00 AM**

SALE TO BE CONDUCTED AT THE

**BLAKESBURG COMMUNITY BUILDING, BLAKESBURG, IOWA  
175 ACRES**

**TRACT I -- 61 Acres m/l:** Section 10, Urbana Township. 2 miles west of Blakesburg on 235th Street. 19.64 acres in CRP, until 2022, at a rate of \$169.11 per acre. Balance is in timber. Excellent hunting area with several managed, adjoining wildlife areas.

**TRACT II – 68 Acres m/l:** Section 17, Urbana Township. Unimproved, all open land. 61.66 acres tillable with 50.6 acres in CRP, contract running until 2022, at \$139.38 per acre. 11 acres currently used as hayland. Excellent upland hunting.

**TRACT III – 46 Acres m/l:** Across 2 miles south of Tract II & approximately 5 miles southwest of Blakesburg or 5 miles northeast of Moravia, on 246th Street. 21.82 acres enrolled in the Conservation Reserve Program (CRP). Contract expires 2032 at \$222.53 per acre. Balance in timber plus pond. Excellent wildlife area.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Court Officer Deed, accompanied by Abstract of Title showing merchantable title. Proration of real estate taxes & CRP payment to possession date. Possession given upon settlement. Buyer shall assume CRP contracts & abide by contract terms.

**AUCTIONEER'S NOTE:** Tracts will be sold individually & not combined. This sale represents a high percentage tillable parcel & recreational ground. For further information or maps, check our website – [www.almartinauctions.com](http://www.almartinauctions.com).

**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.*

**MARY ELLEN SANDIFER ESTATE, OWNER**

Donald W. Sandifer, Executor

Box & Box, Attorneys



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

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

Find us on Facebook at Al Martin Real Estate Co

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