

LAND AUCTION

SATURDAY, NOVEMBER 3, 2012 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1242 IOWA ROAD, ALLERTON, IOWA

OR 6 Miles W. of Allerton

OR South of the junction of Hwys. 2 & 65, 3-1/2 Miles South to the intersection of Hwy. 65& Iowa Road/J46, then 1/2 mile west

Auction Signs Will Be Posted

242 ACRES M/L

WAYNE COUNTY, JEFFERSON TOWNSHIP, SECTIONS 9 & 10



TRACT I - 80 Acres: rolling, open ground, with 66 acres designated as crop land, currently in hay production. Improvements include a stately, modern 2-story dwelling with 5 bedrooms and newer forced hot air furnace. Other improvements include a 24'x32' metal-clad garage with cement floor; a 36'x64' Morton-type machine shed; 3,000-bushel grain bin; plus other older livestock buildings.

TRACT II - 80 Acres: across the road south from Tract I - rolling, open ground with almost 70 acres designated as crop land, currently in hay and pasture production.

TRACT III - 82 Acres: 1 mile east of Tracts I and II, bordering Highway 65 and county pavement J46. Rolling, open ground with 55 acres designated as crop land, currently in hay production.

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 prorated to January 1, 2013.

REAL ESTATE WILL SELL PROMPTLY AT 12:00 NOON

For further particulars or an appointment to inspect the property,
please call the auction company: 641-682-5465.

APPLIANCES, FURNITURE, ANTIQUES & HOUSEHOLD ITEMS: Coronado refrigerator/freezer; Gibson elec. oven/range; Gibson auto. washer; Speed Queen gas dryer; GE microwave; Round dinette table w/4 chairs; Zenith 25" color TV; Floral upholstered 3-cushion sofa; (2) Brown upholstered recliners; Upholstered swivel rocker; (2) Glider rockers w/ottomans; Upholstered straight chair; Antique 4-drawer dresser w/mirror; Old doll bed; Old radio cabinet; Old table radio; 15-gal. Red Wing stone jar; 8-gal. Red Wing crock; 5-gal. Blue Ribbon stone crock; Daisy churn; Old wooden high chair; Perfection heater; Old kerosene lamp; Waterfall design dresser w/mirror & matching 4-drawer chest; Painted 3-drawer chest; Antique buffet; Hall tree; Plant stand; (2) Full-size beds; Large metal wardrobe; Asst. of floor & table lamps; Asst. of kitchen items incl. pots, pans, dishes, mixing bowls, crockpot, blender, toaster, roasters, silverware & other kitchen items; (2) Hoover vacuum cleaners; Blankets, bedding & linens; 2-cushion hide-a-bed sofa; Port. sewing machine; Blanket chest; small writing desk; Metal shelving; (2) Doll buggies.

**TERMS: CASH / GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

All property must be settled for before removal - All items sold as is where is
Not responsible in case of accidents.

Announcements made day of sale take precedence over any advertising.

GREEN FARMS, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

www.almartinauction.net