

FARMLAND AUCTION

115 ACRES M/L

SATURDAY, NOVEMBER 12, 2022 10:00 AM

22379 – 87th STREET, BLAKESBURG, IOWA

TRACT I – ACREAGE -- 6 Acres m/l: Majestic 2-story, 3 or 4-bedroom home. Large living room, eat-in kitchen w/breakfast bar, full bath, main floor laundry area, partial basement w/gas forced-air heat. Wrap-around porch & deck. 24'x22' detached garage. Open-front pole building plus double corn crib. This property is served by its own well. On paved road, approx. 9 miles west of Ottumwa or 3 miles east of the Wapello-Monroe County line.

TRACT II – 50 Acres m/l: Fronting on 87th Street (Old Highway 34). Approx. 20 acres hayland, balance is in excellent hardwood timber.

TRACT III – 59 Acres m/l: Fronting on 87th Street & West of 220th Avenue, with nearly 50 acres tillable. Balance is hayland & open waterways. Highly productive crop ground.

These three parcels are located in Sections 16 & 21, of Polk Township, Wapello County, Iowa. Acreage figures are approximate, subject to survey, to be performed before sale date. All three tracts will be sold individually and will not be 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. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL 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 MOFFIT ESTATE, OWNER

Terry Moffit & Randy Moffit, Co-Executors

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

