

# LAND AUCTION

**THURSDAY, DECEMBER 13, 2012 10:00 AM**

**254 ACRES M/L**

**SECTION 34, WARREN TOWNSHIP, ALLERTON, IOWA**

**Selling in 4 Tracts**

**TRACT I - 63 ACRES M/L:** with 900 hd capacity feedlot; 40'x100' commodity building with 3 concrete bays; 40'x40' shop with office and storage; 60'x50' enclosed cattle working facility with hydraulic chute, scale, double alley, tub & 6 sort pens; 14 feed pens & 4 grass traps with 1,500' fence-line bunk plus waterers; over 6,000' steel fence; all pens have mounds, windbreaks & shade – 50 to 150 hd capacity. All improvements less than 3 years old. Complete turnkey operation. Balance of land in open, improved pasture.

**TRACT II - 80 ACRES M/L:** Rolling crop ground, approx. 70 Acres tillable, no improvements.

**TRACT III - 117 ACRES M/L:** Unimproved cropland with approx. 110.7 Acres tillable.

**TRACT IV -** Combination of Tracts I, II & III, sold as one unit.

**TERMS:** 20% down day of sale. Balance in cash at closing on or before December 30, 2012. Purchaser shall sign a contract for Deed at the time of closing, on or before December 30, 2012, with entire amount of the contract balance due and payable on or before March 1, 2013. Possession shall be given on or before March 1, 2013. Real Estate taxes prorated to possession date. Acreage amounts subject to survey prior to sale date.

For pictures, go to website – [www.almartinauction.net](http://www.almartinauction.net)

**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.*

**RAYMOND & LYNN HOSKINS, OWNERS**

**Verle Norris, Attorney**



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

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