

LAND AUCTION

Farm is located approx 9 miles south of Sigourney, IA on Hwy 149, then west on 315th Street for approx 2 miles, then north on 180th Avenue for 1/2 mile & back west approx 3/4 of a mile on 310th Street. Located on south side of the road.

Physical Address: 17447 305th Street • Hedrick, IA.

72 ACRES M/L

Friday, December 19, 2014 @ 10:00 A.M

Sale Site: Keoco Auction Company • 603 S. Warren Street, Sigourney, IA
Keokuk County, Steady Run Twp, Section 17

Real Estate consists of 72 acres m/l south of the gravel road. Approx. 47 acres of cropland w/the balance in timber pasture with an average CSR of 49.

There is approx. seven acres on the north side of the gravel road that will be surveyed off & will not be included in the sale.

Legal Description: Part NE SW of 17-74-12 and SE SW of 17-74-12. Exact legal description after completed survey.

Terms: 20% down day of auction w/balance due upon delivery of deed & abstract at closing on or about January 19, 2015. Possession given March 1, 2015. **Taxes:** Taxes to be prorated to date of possession. Taxes are currently \$1,294.00 per year.

*Contact Justin or Becky Abell for a complete sale brochure.

All announcements made day of auction take precedence over all advertising.
Not responsible in case of theft or accidents.

Lois J. Carter, Owner

Attorney for Seller: John N. Wehr, Sigourney, IA



Abell Auction & Real Estate, LLC

Justin Abell, Broker, Sigourney, IA
641-622-3535 B or 641-660-8048 C

www.abellauction.com