

LAND AUCTION

Sale to be conducted at the farm which is located approximately one mile south of Delta, IA on Hwy 21 to 240th Street. East on 240th Street 1/2 mile, farm is on the south side of the road. Watch for signs.

Friday, December 20, 2013 at 10:00 a.m.

38 ACRES M/L

Keokuk County, Warren Twp, Section 14

Real Estate consists of 38 acres m/l with 35.96 tillable acres with an average CSR of 57.4.

Legal Description: NE NE 14-75-13. **Terms:** 20% down day of auction with balance due upon delivery of deed and abstract at closing on or before January 30, 2014. Possession given upon delivery of deed and abstract. **Taxes:** Taxes to be prorated to date of possession. Taxes are currently \$704.00 per year. **All announcements made day of auction take precedence over all advertising. Not responsible in case of theft or accidents.**

Leann Williams Voyles, Owner

Sellers Attorney: Amber Thompson, Sigourney, IA

Sale Conducted By:



Abell Auction & Real Estate, LLC

Justin Abell, Sigourney, IA

641-660-8048 or 641-622-3181

www.abellauction.com



Sieren Auction Company

Randy Sieren, Fremont, IA

641-777-9039 or 641-933-4832

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