

# ESTATE FARMLAND AUCTION

Wednesday, January 8, 2020 - 10:00 AM

**127.5 Acres and 30.36 Acres m/l**

Located 1 mile West of Agency-Hedrick Road on Dahlongea Rd (H25), NE of Ottumwa, Iowa

**PARCEL #1:** 127.5 taxable acres,  
119.05 tillable acres

69.2 CSR2 (approximate) Surety  
Level to gently rolling farmland.

**Taxes:** \$3,208.00

**PARCEL #2:** 30.36 taxable acres,  
North of Parcel #1 on 80th Ave. 1/4 mile.

28 +/- tillable acres

59.2 CSR2 (approximate) Surety  
Level to gently rolling farmland, nice  
parcel to build a home or shop on.

**Taxes:** \$684.00

**PARCEL #3:** combo of #1 & #2 together.

**TERMS:** 20% down day of sale with closing and possession on March 2, 2020. Taxes prorated to March 2, 2020.

Call for a packet of information or visit our website for maps and FSA information.



## Marilyn (Mary) Walker Estate



# HI-\$ AUCTION

641-622-2015

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