

# 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 Dahlonga 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.**

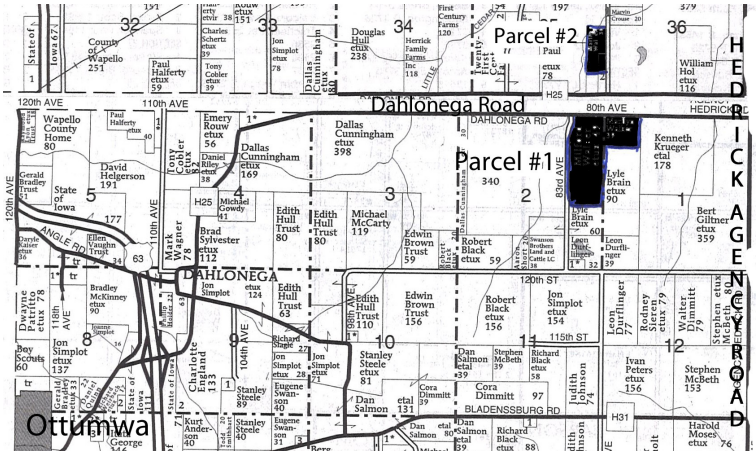
**28 +/- tillable acres**

**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 in-  
formation.**



**Marilyn (Mary) Walker Estate**

Website: [www.hidollar.com](http://www.hidollar.com)

641-622-2015

Jerry & Emily Wohler