

ESTHER M. DEA TRUST, OWNERS

REAL ESTATE ACREAGE AUCTION 4 ACRES M/L

SATURDAY, AUGUST 18, 2018 • 10:30 A.M.

SALE LOCATION: 44463 SYCAMORE ROAD - AVOCA, IA



Legal Description: Parcel A of the NE1/4 of the NW1/4 of Section 28, Township 77N, Range 39W of the 5th P.M., Pottawattamie County, Iowa.

Taxes: Approximately \$1000. Taxes will be prorated to date of possession.

Terms: 20% down day of auction and balance due upon delivery of clear title and deed which will be approximately 30 days or September 18th, 2018. Tom Pattee has a lease that runs until March 1st, 2019 for the feedlot and barn for his cattle.

General Description: You will have the opportunity to buy an acreage of 4 acres M/L. The 1 1/2 story home was built in 1915 and has 1300 sq. feet of living space on the first floor along with 1300 sq. feet in the basement. The home consist of 2 bedrooms, kitchen, living room, dining room and 1 full baths plus shower stall bath. The home has central air along with gas heat. The home also has permanent siding along with a small wood deck area and a sun room. The 3 car detached garage built in 1969 w/

automatic door, sliding door and also slide up door. There is a 46' x 64' cattle barn w/a 20' x 80' Harvester built in 1971 & 20' x 60' Harvester built in 1972. There is 100 ft. beltline feeder and conveyor feeder system w/concrete aprons on both sides of feed bunks that is all operational and currently being used by Tom Pattee. Dual side Bohlmann cattle waterer in the feedlot. Corn crib, barn and also several small utility buildings on the acreage.

Closing Attorney: Daniel Fischer – Harlan, IA – 712-755-2111.

Auctioneer's Note: This is a great opportunity to buy an excellent acreage 4 acres M/L full of potential right off of Hwy. 59 and only 2 miles south of Avoca. You will need to call Bill Dea at 402-740-6053 or Kathleen Pattee at 712-307-2723 to set up appointment to view the property. We will also be selling the farm machinery retirement auction of Tom & Kathleen Pattee following the real estate auction.



AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.