

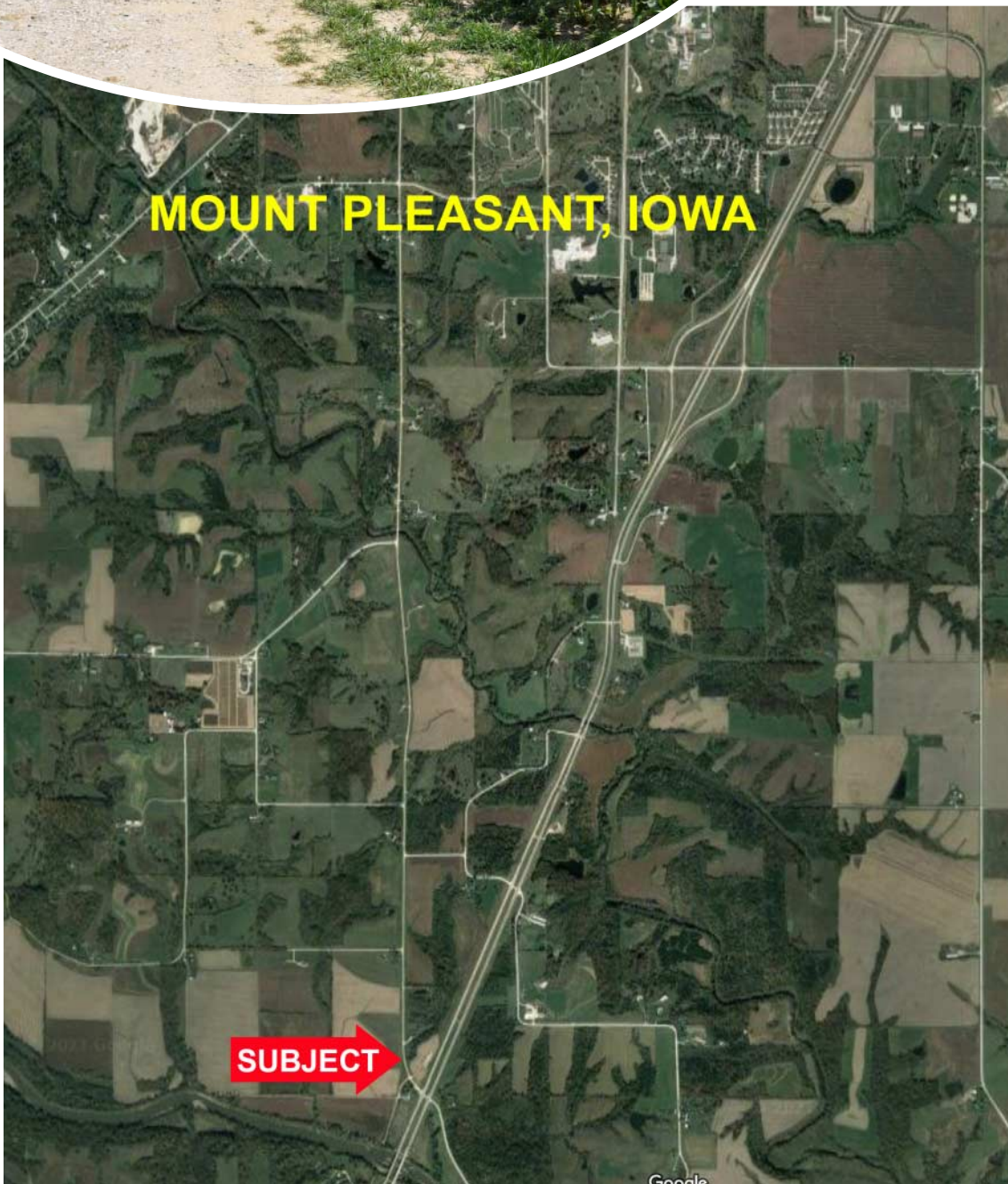


VIRTUAL ONLINE HENRY COUNTY, IOWA

LAND AUCTION

THURSDAY, SEPTEMBER 9, 2021 AT 3:00 P.M.

5.7
TAXABLE
ACRES
1 Tract



LOCATION

The Lamm Property is located in Section 33, Center Township, Henry County, IA, 3 miles south of Mt. Pleasant, IA on U.S. Hwy. 218/27.

(Be watching for presale directional signs)

PROPERTY INFORMATION

- Make plans now for this upcoming Henry County, Iowa real estate auction. This property offers unprecedented opportunities to build your dream home or any type of small business. The property is conveniently located on highly traveled US Hwy 218/27, a short distance south of the ever expanding Mount Pleasant, Iowa. You will not want to miss this auction!
- Zoned: Agricultural
- Estimated Real Estate Taxes: \$92.00
- Access is on the south by Iowa Ave.

Auction Managers:

Jim Huff • (319) 931-9292

Jeff Hoyer • (319) 795-4320



Thomas W. Lamm

Representing Attorney:

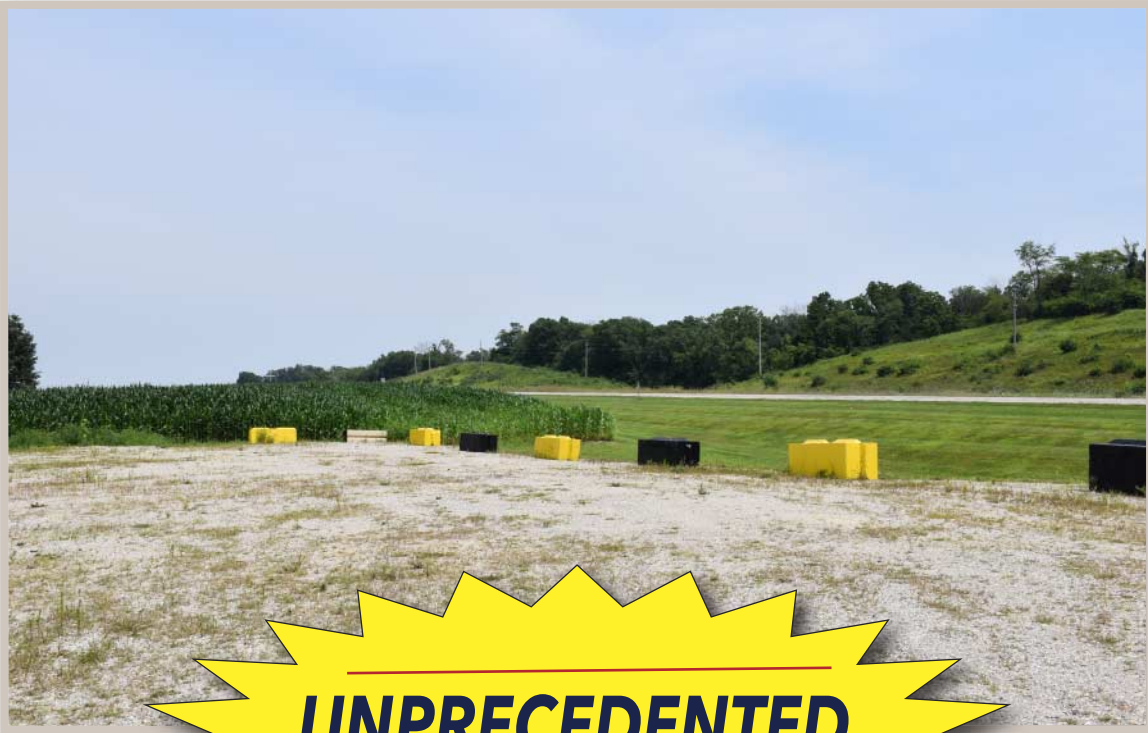
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Sullivan Auctioneers, LLC

PO Box 111

Hamilton, IL 62341-0111

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**UNPRECEDENTED
OPPORTUNITY!**



METHOD & TERMS

The Lamm property will be sold for a “lump sum” total dollar amount.

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Tuesday, October 12, 2021 upon delivery of a merchantable abstract and deed. Immediately following the auction, the successful bidder(s) shall enter into a written agreement with the seller. The real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing, subject to the current farm lease with the tenant for the 2021 crop year.

All announcements sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold “as is”.