

Wapello County, Iowa

LAND AUCTION

40 ACRES M/L

Listing #16470

SELLER:

The Estate of Peggy McAllister
Administer of the Estate: Verle W. Norris



ATTORNEY FOR THE ESTATE:

Verle W. Norris, Attorney at Law
The Law Office of Verle W. Norris

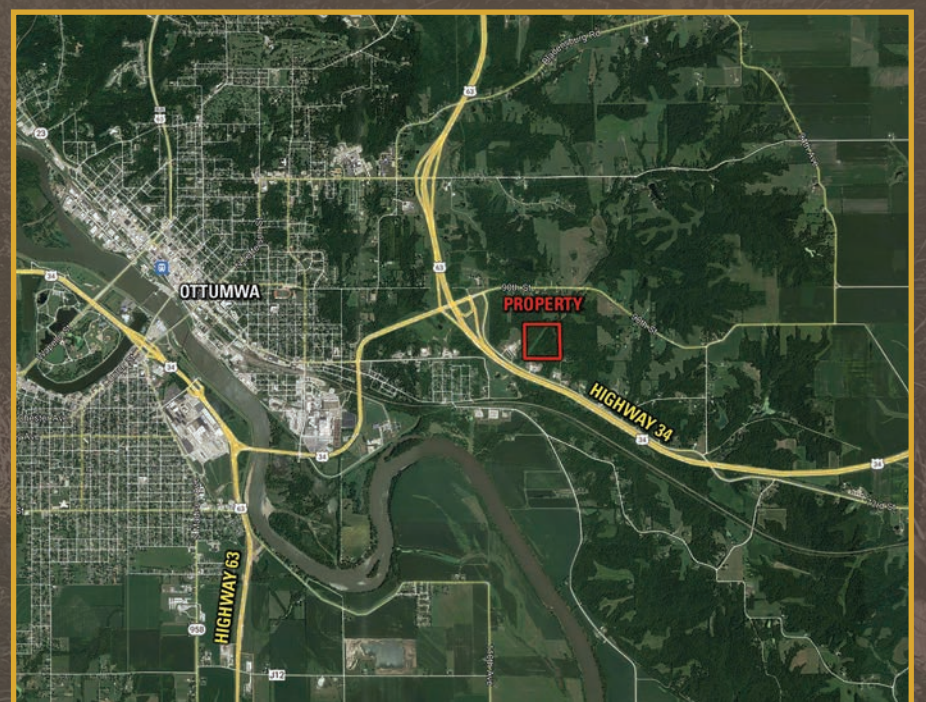
- EXCELLENT VARIETY OF BIG TIMBER • CLOSE PROXIMITY TO OTTUMWA •
- EXCELLENT RECREATIONAL & HUNTING OPPORTUNITIES •

NOVEMBER 18TH AT 10:00 AM

Bridgeview Event Center - 102 Church St - Ottumwa, Iowa 52501

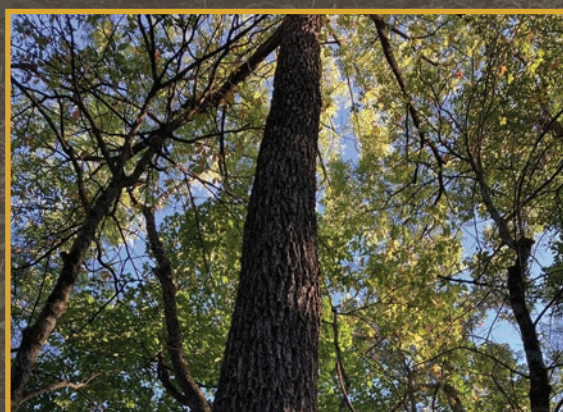
Peoples Company is pleased to be representing The Estate of Peggy McAllister with the auction of 40 acres m/l located just east of Ottumwa, Iowa. This farm contains an excellent variety of big timber including walnut and other hardwoods. With the close proximity to Ottumwa, this 40 acres m/l would make an ideal location for all of your recreational activities, including hunting, camping, trail riding, mushroom hunting, and more! This property is accessed through a deeded easement with pavement access.

This farm will be offered via a live Public Auction that will take place at 10:00 AM on Friday, November 18, 2022, at the Bridgeview Event Center located at 102 Church Street in Ottumwa, Iowa. The land will be sold as one tract and on a price per acre basis. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



DIRECTIONS

From the center of Ottumwa, IA head east on Hwy 34, across Hwy 63 till the pavement ends. Head southeast on 73rd Street for 2.4 miles to the property which will be on the north side of the road.



JARED R. CHAMBERS Agent / Auctioneer
641.414.0234 | Jared@PeoplesCompany.com

MIKE NELSON Agent
641.223.2300 | MikeNelson@PeoplesCompany.com

**Complete Terms & Conditions Can Be Found At
PeoplesCompany.com Under Listing #16470**

