

LAND AUCTION

SATURDAY, FEBRUARY 1, 2025 10:00 AM

220TH AVENUE, OTTUMWA, IOWA

Section 4, Cass Twp., Wapello Co, IA

REAL ESTATE: This property consists of 29 Acres m/l, bare land with no improvements. Nearly all timber, with approx. 5 acres of hayland. Outstanding for hunting/recreation or home site. Located 4 miles west of Chillicothe or 2 miles east of the Monroe-Wapello Co. line.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement. **Real Estate will sell promptly at 10:00 AM at the real estate site.**

REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

Announcements made day of sale take precedence over any advertising.

SUZANNE E. FRY, OWNER

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street, Ottumwa, IA 52501

Phone: 641-682-5465 www.almartinauctions.com

NSHIP

James etux
Brent etux 31
Timothy E etux
Patti etvir 13
Raymond etux
Julie 12

RR 6
men, Rodney etux
erson: LE, Ruth
RR 6
Ivan, Christopher
ad, Ethan 11
in, Andrew 9
art, Ryan 5
in, Christopher etux

ehart, Lee 15
ell, Vicki 10
ley, Jeffery etux 10
ehart, Lee 14
rapha-Howell
rony 10
N 25
unity of Wapello 12
N 26
ots, David etux 8

SECTION 31

1. Stodghill, Bernard 10
2. Klodt, Richard 5
3. Wapella Rural Water Assoc Inc 5

SECTION 34

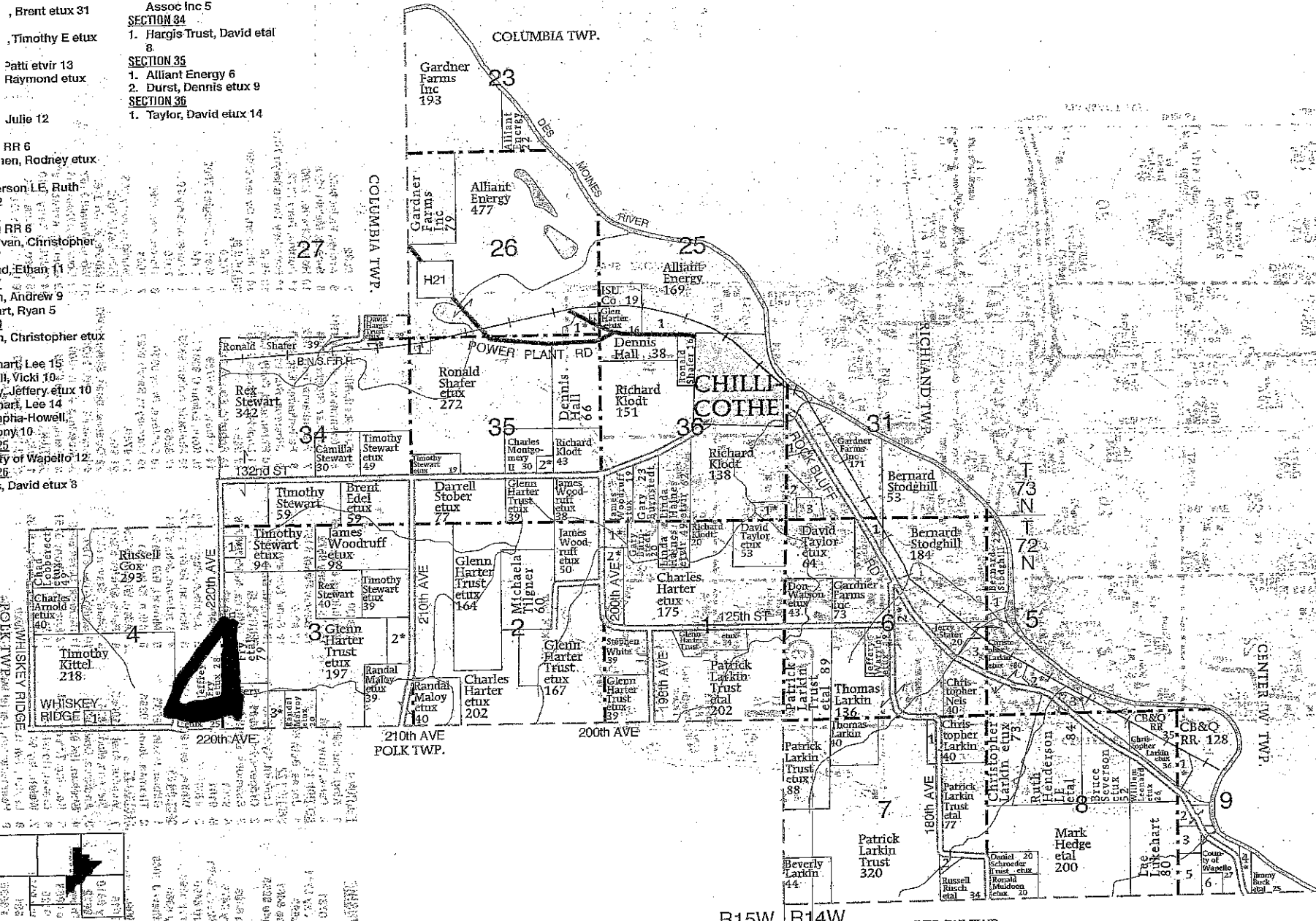
1. Hargis Trust, David etal 8

SECTION 35

1. Alliant Energy 6
2. Durst, Dennis etux 9

SECTION 36

1. Taylor, David etux 14



T-72-73-N

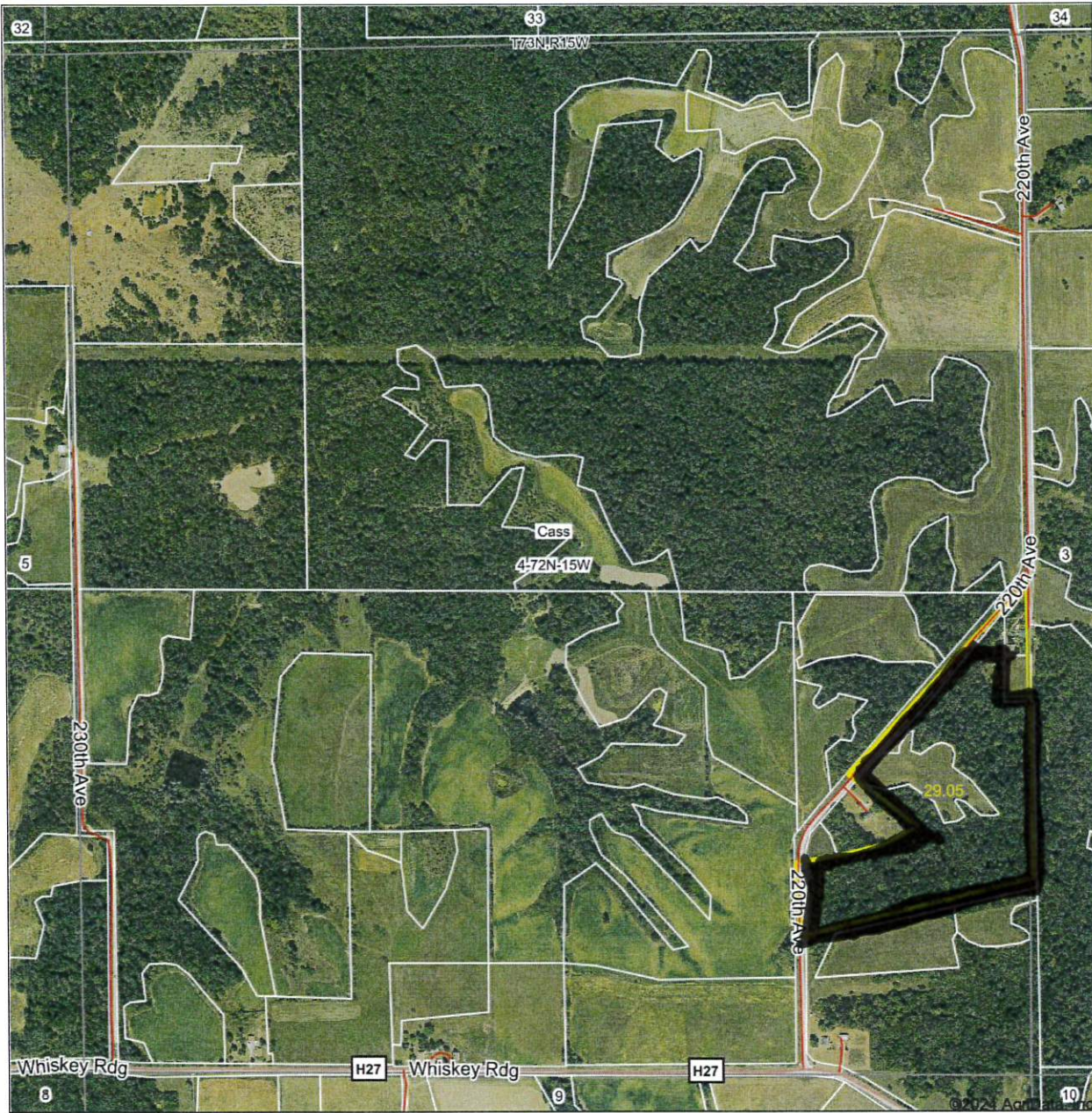
CASS PLAT 1100A
(Landowners)

R-14-15-W

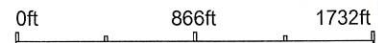
R15W R14W

CENTER 'W TWP.

Fry - Aerial Map



Boundary Center: 41° 3' 51.38, -92° 35' 4.94



4-72N-15W
Wapello County
Iowa



12/18/2024

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

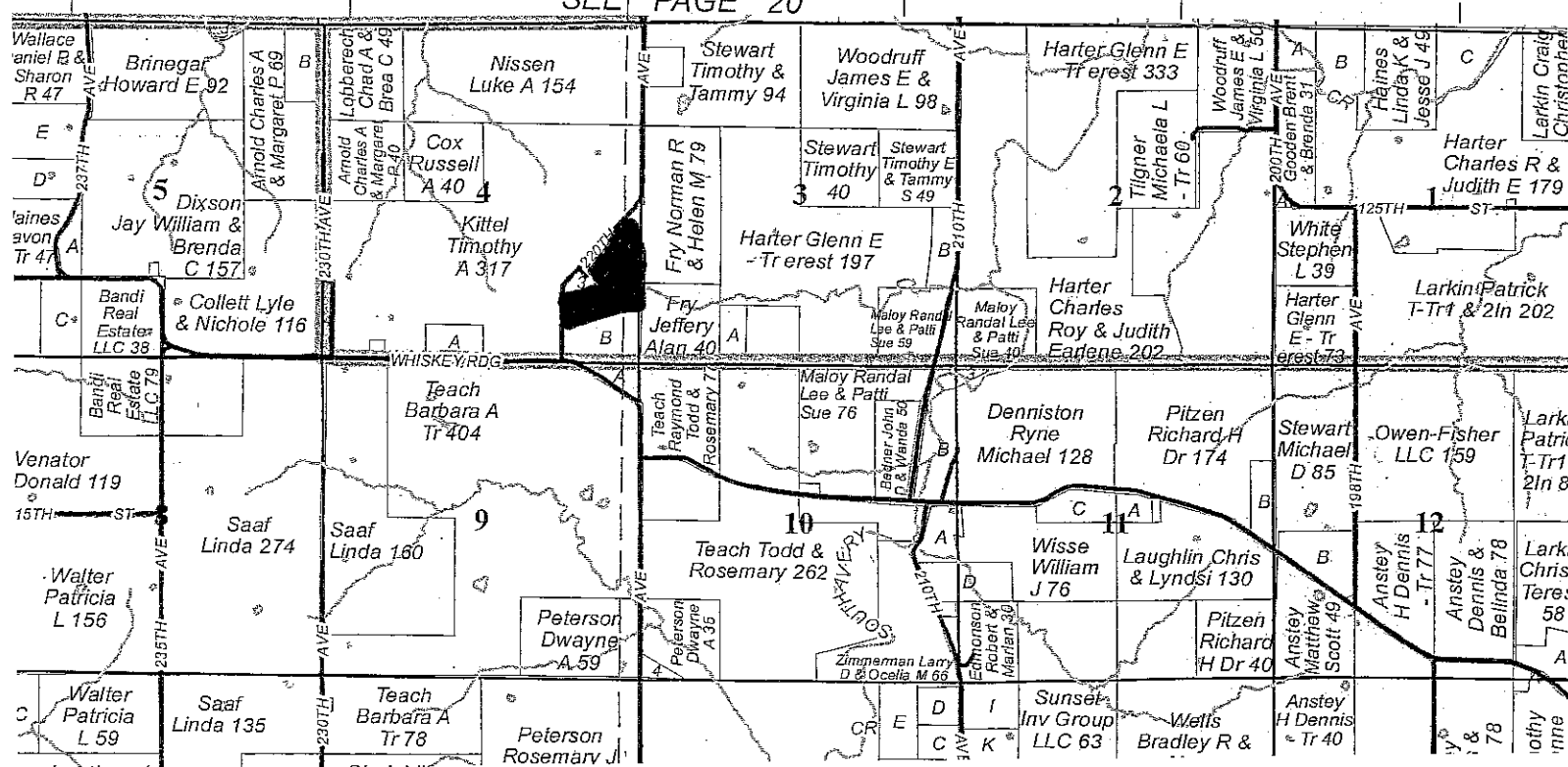
Field borders provided by Farm Service Agency as of 5/21/2008.

CASS

SEE PAGE 20

T.72N.-R.15V

Refer to page 33 for keyed page





Document 2005 6267

Book 11-J Page 394 Type 11 001 Pages 1
Date 11/04/2005 Time 1:49 PM
Reo Amt \$7.00

7.00 pd
GARDEN & ASSOC
OSK.



JOYCE HASS, RECORDER
WAPELLO COUNTY IOWA

GARDEN & ASSOC. P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

PLAT OF SURVEY

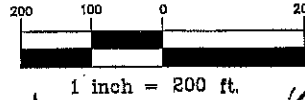
Parcel B of the Northeast Quarter of the Southeast Quarter and of the Southeast Quarter of the Southeast Quarter of Section 4 - Township 72 North - Range 15 West of the 5th P.M., Wapello County, Iowa, being more particularly described as follows: Commencing at the Southwest corner of said SE 1/4 - SE 1/4; thence N 0°35'50" W 670.40 feet along the West line thereof to the Point of Beginning; thence continuing N 0°35'50" W 449.67 feet to the Southwest corner of Parcel A of said NE 1/4 - SE 1/4 and SE 1/4 - SE 1/4; thence N 75°34'55" E 655.54 feet to the SE corner thereof; thence N 46°49'10" W 466.02 feet to the Northeast corner thereof; thence N 42°27'55" E 1365.12 feet along the centerline of the county road to the North line of said NE 1/4 - SE 1/4; thence S 89°34'50" E 75.57 feet to the Northeast corner thereof; thence S 0°42'30" E 1660.46 feet along the East line of said Section 4; thence S 78°00'00" W 1337.20 feet to the Point of Beginning, except that portion which is described in Book 520 at page 843, Wapello County Records. Said Parcel B contains 29.11 acres subject to the county roadway containing 1.42 acres along the West and Northwestern sides thereof.

S89°34'50"E 2844.7' REC.
CENTER SEC. 4-72-15
SANDSTONE, NOT FOUND THIS
SURVEY (BK 1 PG 95)
E 1/4 COR
SEC. 4-72-15
FD 5/8" REBAR BY
LS 6708 4" DEEP
(BOOK 1 PAGE 113)

TRACT DESCRIBED
IN BOOK 520 PAGE 843

N89°17'30"E
165.0'
DESC. 10 RODS
= 165.0'
S00°42'30"E 313.50'
288.50'

N89°17'30"E
179.00'
DESC. = 10 RODS
& 14 FEET



220TH AVE. N42°27'55"E
NE 1/4 - SE 1/4 4-72-15

15.70 ACRES IN NE-SE
1.05 ROADWAY
14.65 NET

PARCEL B OF NE-SE & SE-SE

LEGEND:

- ▲ = SECTION CORNER FOUND
- = PROPERTY CORNER FOUND
(5/8" REBAR BY LS 6708)
- = PROPERTY CORNER SET
(5/8" X 30" REBAR W/ CAP LS 14416)

PARCEL A OF NE-SE & SE-SE

SE 1/4 - SE 1/4 4-72-15

29.11 ACRES
1.42 ROADWAY
27.69 NET

13.41 ACRES IN SE-SE
0.37 ROADWAY
13.04 NET

WAPELLO CO. MAPPING COORDINATES
SE CORNER SECTION 4-72-15

X = 1893489.5783
Y = 387370.0387

SE COR SEC. 4-72-15
FD WPA CONC. MON.
(BOOK 1 PAGE 95)

P.O.B.
670.40'
SW COR SE 1/4-SE 1/4 SEC. 4-72-15
FD 60d SPIKE OVER 5/8" REBAR BY LS 6708
(BOOK 1 PAGE 113)
N89°58'10"E 1312.50' REC.
S89°57'00"E 1312.80' MEAS.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Randal J. Nugteren July 7, 2005
Randal J. Nugteren, L.L.S. Date
License number: 14416

My license renewal date is December 31, 2008
Pages or sheets covered by this seal:



JEFF & SUE FRY
SE 1/4 SEC. 4-72-15
WAPELLO COUNTY, IOWA

DATE: 07/05 DRN. KJR APP.

FLD.BK. 69-7X PROJ.NO. 6005135

Deed: **FRY, JEFFREY A/SUZANNE E**
 Contract:
 CID#: **05-04-400-010**
 DBA:
 MLS:

Map Area: **Cass Twp**
 Route: **000-000-000**
 Tax Dist: **Blakesburg/Eddyville**
 Plat Page:
 Subdiv: **[NONE]**

Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status:

Rural / Ag Land

Legal: Section: 004; Twp: 072; Rng: 015; Block: ; Lot: ; Deeded Acres: 27.690

PARCEL B IN NESE & SESE SEC 4-72-15 COM SW COR SE SE/N 670.40' ALG W LN TO PT OF BEG/CONT N 449.67 TO SW COR PARCEL A/ NE 655.54' TO SE COR THEREOF/NW 466.02' TO NE COR THEREOF/NE 1365.12' ALG C LN CO RD TO N LN NESE/E 75.57' TO NE COR THEREOF/S 1660.46' ALG E LN SEC 4/SW 1337.20' TO PT OF BGEX PT IN BK 520 PG 843. CONT 29.11 AC SUBJ TO CO RDWY CONT 1.42 AC ALG W & NWLY SIDES. 27.69 AC. NET.

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
CR							3.910						
*NON							23.780						
Grand Total						1,206,176.40	27.690						

Street		Utilities		Zoning		Land Use	
CR	None		None		Not Applicable		Cropland
*NON	None		None		Not Applicable		Non-Crop

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	Exempt Amount	Net Assmt	Pr Yr: 2024
									Land	\$14,010	\$0	\$0	\$14,010
									LandC		\$0	\$0	
									Dwlg		\$0	\$0	
									Impr		\$0	\$0	
									Total	\$14,010	\$0	\$0	\$14,010

RE Taxes

Gross: \$ 235⁰⁰ / yr.

Net: \$ 230⁰⁰ / yr (after agland cr.)

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Rural	Ag Land	\$14,010	\$0	\$0	\$0	\$14,010

