

# LAND AUCTION

**SATURDAY, FEBRUARY 1, 2025 10:00 AM**

**220<sup>TH</sup> 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**

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**AL MARTIN REAL ESTATE & AUCTION CO., INC.**

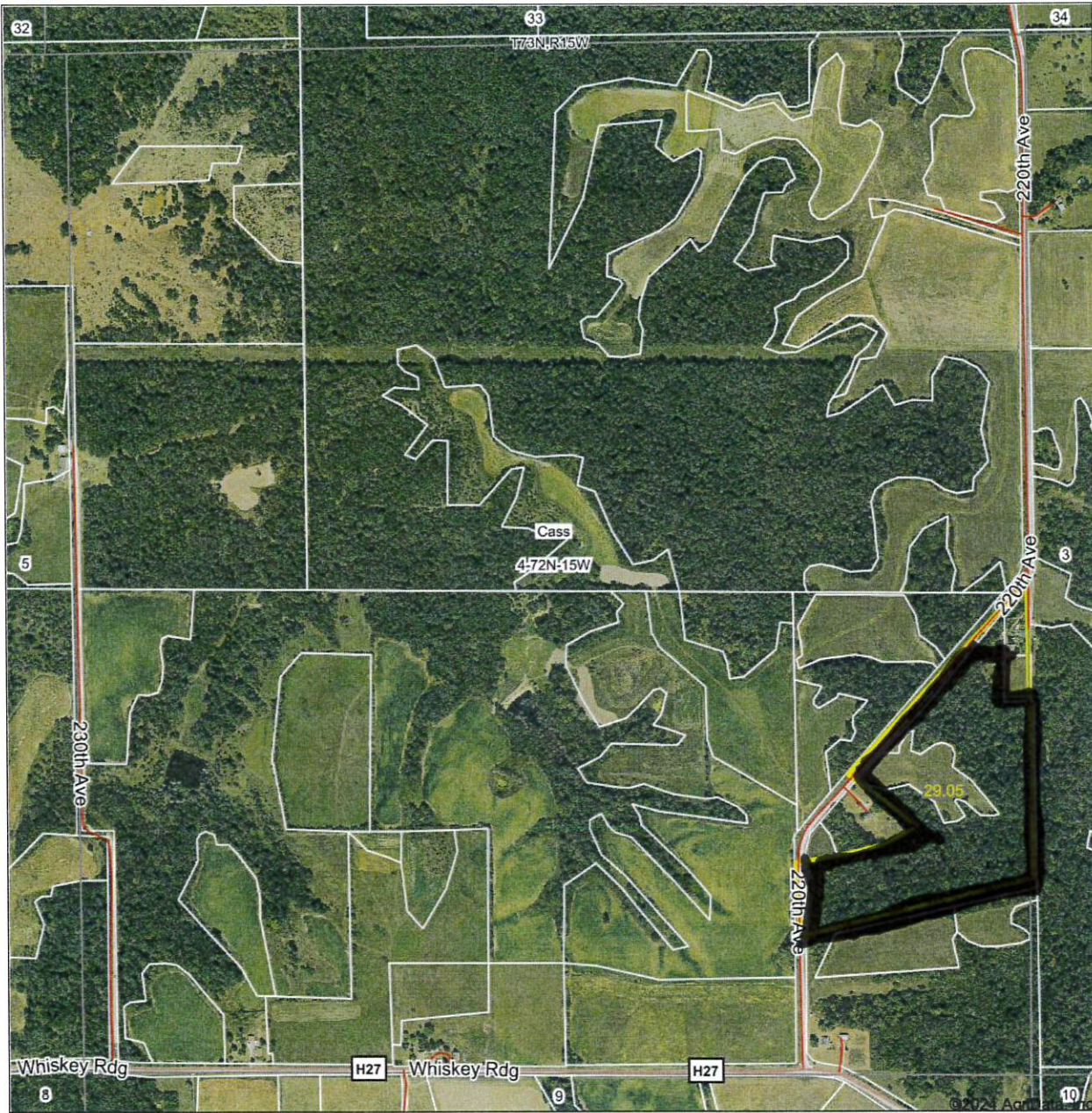
307 Church Street, Ottumwa, IA 52501

Phone: 641-682-5465    [www.almartinauctions.com](http://www.almartinauctions.com)

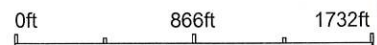
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### Fry - Aerial Map



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





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

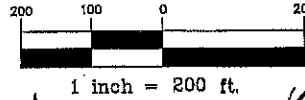
Parcel B of the Northeast Quarter of the Southeast Quarter and of the Southeast Quarter of the Southeast Quarter of Section 4 - Township 72 North - Range 15 West of the 5th P.M., Wapello County, Iowa, being more particularly described as follows: Commencing at the Southwest corner of said SE 1/4 - SE 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 Northwesterly 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  
 Contract: 000-000-000  
 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 SEIN 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		
<b>Grand Total</b>						1,206,176.40	27.690		

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

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	\$0
									Dwlg		\$0	\$0	\$0
									Impr		\$0	\$0	\$0
									Total	\$14,010	\$0	\$0	\$14,010

*RE Taxes*  
 Gross: \$ 235<sup>00</sup> / yr.  
 Net: \$ 230<sup>00</sup> / yr (after agland cr.)

PDF+PIN: 013+003050430048020

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

