

ESTATE AUCTION

SATURDAY, FEBRUARY 28TH AT 10:00 AM

2851 HIGHWAY 218, MONTROSE, IA

Approx. 4 miles NW of Hwy 218 and US 61 Junction

8.5 Acres
3 Car Garage
w/Shop



Real Estate Sells at 12:00 Noon

COUNTRY HOME ON 8.5 ACRES M/L

8.5 acres m/l located on a hard surfaced road, just outside of Montrose, Iowa in the Central Lee Comm. School district. This acreage includes a newer well-kept 3 bedroom 2 bath manufactured home built in 2000 w/approx. 1,456 sq. ft. Other improvements include a large 26'x52' 3 car garage built in 2006. It features its own partitioned & insulated work shop, 3 garage stalls with insulated overhead doors & automatic openers. This ideally located acreage has a large yard that is surrounded by woods, an asphalt driveway and is serviced by Rathbun Rural Water.

'09 CADILLAC LUXURY SEDAN · **'02 CHEVY SILVERADO 1500 EXTENDED CAB LT:** '09 Cadillac CTS4 luxury sedan, AWD, 3.6L V6PFI eng., sun roof, fully loaded, gray w/tan leather interior, heated power seats, PW/PL, Satellite/CD/MP3/AM/FM stereo, heated mirrors, dual climate control, hands free Bluetooth phone & 42,009 1-owner actual miles, extremely clean inside and out. '02 Chevy Silverado 1500 Extended Cab LT Z-71 Off Road, 4x4, 5.3L V8 Vortec eng., fully loaded with heated gray leather bucket seats, PW, PL, cruise/tilt, heated mirrors, CD/Cassette/AM/FM stereo, brush guard, short bed w/tool box, towing package, security system, Eagle alum. alloy wheels, 38,943 1-owner actual miles, extremely clean inside and out. **Both vehicles have been extremely well cared for!**



GUNS: High Standard Sentinel MK I .22 cal. LR revolver, 2" barrel, walnut grips. Ruger 22/45 Target .22LR cal. semi-automatic pistol, stainless, 2 clips & hardcase. Smith & Wesson 642 Airweight .38 Spl+2 5 shot revolver w/hardcase. Ruger 10/22 .22LR cal. semi-automatic rifle, stainless w/Tapco T6 collapsible stock. Colt AR-15 A2 semi-automatic rifle .223 cal., 17 3/4" barrel, 20 round mag. Gamo NAR 1000 Special .177 cal. air rifle w/4x32AO scope. Buckmaster Maxpoint 175 crossbow. 50 20-round boxes of UMC .223 cal. ammunition. Soft camo pistol cases. Soft rifle cases. Crossbow hardcase. Revolver speed-loaders. Nylon pistol belts w/holsters.

LAWN & GARDEN · TOOLS · UTILITY SHEDS: '10 John Deere X320 riding mower, hydro, 48", 22hp. Kawasaki eng., brush guard, 175 hrs, very sharp. Like new John Deere pull behind lawn sweep. Fimco 15 gal. pull behind sprayer. Echo PB-230LN gas leaf blower. Stihl FS-85 gas string trimmer. Stihl 024 AV chainsaw w/case. Newer Elite Series 6200 watt portable generator w/11hp. Briggs & Stratton eng. DeWalt elec. reciprocating saw w/hardcase. Dewalt cordless trim saw w/hardcase. DeWalt elec. jig saw. DeWalt 14.4v right angle drill w/hardcase. DeWalt cordless driver. 2 wheel hand cart. Wheel barrow. Elite Series 4 gal. 2.2hp. portable air compressor. Air pig. Alum. ladders. Wood work benches. Log chains. Contractor's lights. Welding masks. Angle grinders. Vise Grip welding clamps. Assorted wrenches, 1/2" socket sets & misc. hand tools. Floor jacks. Poly shelving & storage cabinets. 8'x15' & 8'x12' wooden portable utility sheds.

APPLIANCES · TVs · MODERN FURNITURE · HOUSEHOLD: Kenmore refrigerator. True Temp elec. self-cleaning oven. Crosley Upright freezer. GE Profile matching washer & elec. dryer. Vizio 26" & 32" LED flatscreen TV's. Sharp 46"LCD flatscreen TV. Stainless pizza oven. Dorm size fridge. Countertop appliances. Very nice Yamaha oak upright piano. HP Vision Windows 7 desktop computer. HP Photosmart all in one printer. Oak lateral file cabinet. Barrister bookcases. Oak coffee & end tables. Recliners. 3 cushion sofa. Iron bed frame w/ full size pillow top Sealy Posturpedic mattress set. Oak dressers. Card table & chairs. Sewing machine. 2 oak gun cabinets. Nail kegs. Nautical decorations. Lrg. ceramic elephant plant stands. Winnie the Pooh canister set. Bedding. Precious Moments figurines & winter village set. Misc. hunting apparel. Fishing rods & reels. Pet carriers. Large selection of new & gently worn womens shoes & boots in size 6.5 & 7 by Ugg, Doc Marten, Puma, Sketchers, etc. Mississippi Nights framed Riverboat print.

JODY CAROL FELLOWS ESTATE—SELLERS

James F. Dennis, 602 Blondeau St., Keokuk, IA – Atty for Seller



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