

# 2-DAY WAPELLO COUNTY, IA ESTATE AUCTION

## 311.39 ACRES OF FARMLAND AND FARM MACHINERY

TWO SEPARATE DAYS & LOCATIONS—READ CAREFULLY!

### FARMLAND SELLS THURS., FEB. 26 @ 6:00 P.M.

At the Bridgeview Center, 102 Church St., Ottumwa, Iowa

#### LOCATION

Land is located in Sections 20 & 29, T73N-R12W, Compentine Township, Wapello County, Iowa. From Hedrick, IA, take Hwy. 149 east 2 miles to Farson Rd. (V41), then right or south 4½ miles to 155th St., then right or west ½ mile to Tracts 1, 2 & 3. Tract 4 is located approximately 1 mile south of Tracts 1, 2 & 3 and lies south of 145th St. (Watch closely for pre-sale directional signs.)

#### TRACT INFORMATION

##### TRACT 1 - 68.33 Surveyed Acres

- FSA figures indicate 57.49 acres of cropland.
- Productive soil types: Otley, Colo-Ely, Mahaska, Clarinda & Adair.
- CSR2: 67.4
- Access is along the entire west side by 60th Ave.



##### TRACT 2 - 83.19 Surveyed Acres

- FSA figures indicate 70 acres of cropland.
- Productive soil types: Otley-Nira, Otley, Colo-Ely, Mahaska & Colo.
- CSR2: 73
- There is a nice machine shed and outbuildings located at the southeast corner of this tract. Ideal building site!
- Access is along the south by 155th St. and the west by 60th Ave.



##### TRACT 3 - 80.27 Surveyed Acres

- FSA figures indicate 69.13 acres of cropland.
- Productive soil types: Otley-Nira, Colo, Colo-Ely, Otley, Mahaska & a few other soil complexes.
- CSR2: 74.5
- Access is along the north by 155th St. and along the west by 60th Ave.



##### TRACT 4 - 79.60 Surveyed Acres

- FSA figures indicate 78.32 acres of NHEL cropland.
- Productive soil types: Mahaska, Otley, Taintor, Nira & Colo-Ely.
- CSR2: 87.1
- Access is along the entire north side by 145th St.



#### METHOD & TERMS

All four tracts will be sold by the acre, based on surveyed acres (survey will be completed prior to the sale) and will be offered through the marketing method of "Buyer's Choice," whereas the high bidder can purchase (in any order) any or all tracts for their high bid. "Buyer's Choice" will continue until all tracts have been purchased. The farm will not be offered in its entirety at the conclusion of the auction.

Ten percent (10%) of the bid price to be paid on the day of sale, with the balance to be due on or before March 26, 2015. Full possession will be given at the time of closing. The farm sells free and clear for '15. The real estate taxes will be prorated to the date of closing based on the last known tax statement.

All announcements made sale day take precedence over 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 this property. Real estate is being sold "AS IS".

### MACHINERY AND FARM TYPE ITEMS SELL

### FRI., FEB. 27 @ 10:00 A.M.

To be held at the farm (Tract 2). Address: 5521 155th St. • Hedrick, IA 52563  
From Hedrick, IA, take Hwy. 149 east 2 miles to Farson Rd. (V41), then right or south 4½ miles to 155th St., then right or west ½ mile.



#### TRACTORS

- '99 C-IH MX240 tractor, MFWD, 18.4R46 tires & duals, 14.9R34 front tires, PS trans., 4-hyd. outlets, 1000 PTO, front fenders & weight bracket, heated mirrors, buddy seat and 3,391 hrs., SN X240404JJA0099393
- Ford 3400 Industrial tractor, 14.9-28 rear tires, 3-pt., 540 PTO, clamshell type fenders, sells complete w/ Ford Industrial loader with 66" bucket, SN C186882

#### COMBINE & HEADS

- '81 IHC 1420 combine, 4WD, 23.1-26 front tires & 14.9-24 rear tires, chaff spreader & 3914 hrs., SN 1740218U002825
- IHC 1044 4RW cornhead w/ stalk stompers, SN JJC0066213
- IHC 820 13' grain platform, SN 1480102U015030

#### TRUCKS & VEHICLES

- '93 Chevrolet S10 pickup truck, regular cab, long bed, V6 engine, 5-spd. trans., 2WD, color white & 109,000 miles
- '92 Ford Probe 2-door car, auto, 4-cyl., color red, 108,244 miles
- '79 Ford Thunderbird 2-door car, T-top, 5L 302 eng., cruise, leather seats, full power
- '63 Chevrolet C60 grain truck, 4-2 trans., 13½' bed, tach indicates 72,574 miles
- '61 IH B160 grain truck, 4-2 trans., 13' steel bed, V8, tach indicates 84,209 miles

#### FARM MACHINERY

- Kent Series V 21" "Disc-O-Vator", walking tandems on the main frame and 5-bar spike tooth harrow, SN 13548
- Glencoe "Soil Saver" 7-shank disc chisel w/ rear leveling bar
- Hiniker 5700 15' 3-pt. rotary hoe, SN 10729
- C-IH 800 8RW Cyclo Air planter, liquid fertilizer w/ 250-gal. tanks, row cleaners, no-till coulters, Banjo electric rate controllers & end transport, SN 0970749U007005
- IHC 5100 14' grain drill, "Soybean Special", 21-hole, marker tires, grass seed, SN 0390207C020910
- IHC 710 5-16" plow, SN 710U-1111
- Bush Hog 15' batwing rotary mower, 1000 PTO
- Ford 501 3-pt. 8' sickle bar mower
- 6-section harrow on cart
- 6' 3-pt. blade
- Bush Hog 4RW cultivator
- Krone 9' 3-pt. rotary disc mower, 540 PTO
- Wooden barge box wagon on Westendorf gear
- Older 3-pt. dirt scoop
- 300-gal. 3-pt. sprayer w/ Ace PTO pump
- 1,200-gal. poly tank
- Few other older pcs. of equipment

#### MISCELLANEOUS

(3) older Dixon riding lawn mowers; (2) 500-gal. fuel barrels w/ pumps; portable air compressor; bench grinder; few hand tools; other misc. items too numerous to list.

LIVE INTERNET BIDDING  
AVAILABLE ON MAJOR ITEMS,  
DETAILS ONLINE!

**RICHARD & ARDYCE VITTETOE ESTATE**  
VERONICA EIGHMY - EXECUTOR

ATTORNEY:  
DAVID DIXON • OSKALOOSA, IA  
641-673-9481

FOR ADDITIONAL INFORMATION, CONTACT SULLIVAN AUCTIONEERS' NATIONAL REP.: JOHN PROBASCO AT 641-856-7355