

160 ACRES

ESTATE LAND AUCTION

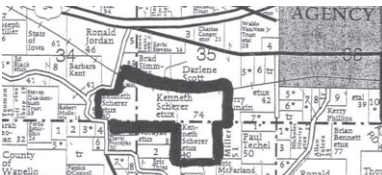
SATURDAY, MARCH 3, 2018 - 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

9266 OLD AGENCY ROAD, AGENCY, IOWA

Or 1 mile West of Agency, then South 3/4 mile on Old Agency Road

Agency is located just East of Ottumwa, Iowa



160 ACRES M/L: 3-bedroom, single-story dwelling, large 2-car detached garage, plus barn and other outbuildings. 2 ponds, rural water, approximately 41 acres tillable, with the balance being native hardwood timber. Excellent wildlife habitat, close to town. Be sure and make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer 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 12:00 PM NOON

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Amana refrigerator/freezer; Estate gas oven/range; Frigidaire chest-type deep freeze, 15 cu. ft; Near new Kenmore auto. washer; Amana gas dryer; (2) Vizio 25" flat-screen TV's; Component stereo w/CD changer; Chord organ; Round maple dining table w/4 chairs; 3-pc. bedroom suite incl. full-size bed, mattress & box springs, dresser w/mirror & 4-drawer chest; Full-size bed, double dresser w/mirror & matching 4-drawer chest; (4) Lazy Boy recliners; Naugahyde upholstered recliner; Floral upholstered 3-cushion sofa; Roll-away bed; Double door metal wardrobe; Vanity dresser table w/mirror; Table & floor lamps; End tables; Coffee table; Pictures & frames; Westminster wall-hung pendulum clock; Round table w/4 matching roller chairs; Extremely large collection of hand-painted collector plates; Asst. of pots, pans, dishes & kitchen items; Metal kitchen cabinet; Large asst. of figurines, carnival glass; Collector dolls; Blankets, bedding & linens; Wooden stool.

ANTIQUES: Large cast-iron antique dinner bell; Hand-carved leather straight chair; 7-drawer kneehole desk; Antique painted 2-drawer chest; Old ball & claw piano stool; Asst. of old quilts; Asst. of figurines; Collectible glassware; Small wooden chest; Large area rug; iron wagon wheels; Antique galvanized Maytag wringer/washer; Tricycle.

TRACTOR, LAWN MOWER, TOOLS & EQUIPMENT: Ferguson 30 tractor, WF, 3-pt, always shedded; 6' 3-pt. blade; John Deere 115 riding lawn mower, 42" deck, hydro; Snapper rear-tine tiller; 3T. floor jack; Small port. air compressor; McCulloch chain saw; Reel-type lawn mower; Several wooden ladders; Extendable walk board; Alum. extension ladder; 2-wheel dolly; Wheelbarrow; Battery charger; Asst. of hoes, rakes, shovels, post driver, forks; Several log chains; Hand seeder; Grease guns; Bench vise; Elec. fencer; Drop cords; Asst. of hand tools; Circular saw; New woven wire & barbed wire; Used steel posts.

**TERMS: CASH/GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

All property must be settled for before removal – All items sold as is where is – Not responsible in case of accidents. Announcements made day of sale take precedence over any advertising.

KENNETH SCHERER ESTATE, OWNER

Dixie D. Locke, Executor Box & Box, Attorneys'



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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