

ESTATE AUCTION 127 ACRES M/L

Friday, March 10, 2017 @ 10 am

Location: 1532 - 480th St SW • Wellman, IA

Directions: From Hwy 1, 3 miles West on 500th St then North 3/4 mile on Derby Ave then West 1/4 mile on 480th St to 1532 (watch for signs).

Tract #1 40 acres M/L w/house, barn, machine shed & corn crib. Average CSR is 55.99. **Tract #2** - 60 acres M/L. Average CSR is 58.7. **Tract #3** - 27 acres M/L. Average CSR is 58.8.

Terms for all Tracts: Buyer must have pre-approved financing, 10% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing on or before April 17, 2017 at which time the deed & abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

Tractors: John Deere 2950 w/148 loader 2,500 hrs; JD 830 D w/pony motor; JD 730 D WF w/3 pt; JD 630 NF; JD 530 WF w/3 pt; JD G; JD A unstyled; Ferguson TO-35; All tractors are in running condition. **Machinery:** JD 530 baler; New Idea 5209 mower cond; Soilmoover 10' box scraper; 3 pt box blade 7'; Kelderman 10 wh rake w/cart; 14' harrowgator w/wings; JD 4 btm 3 pt plow; IH 4 btm plow; JD 5 btm pull type plow; Herd 3 pt seeder; **Livestock equipment:** For-Most model 30 cattle chute w/headgate; SI hay feeder wagon 18'x7'; Hoot Ridge cow haven mineral feeder & duster; Hoot Ridge two sided creep feeder; various length gates; wire panels; **Hay:** approximately 40 bales alfalfa grass mix; **Bin:** Conrad grain bin approx 2,000 bu.

Owner: Samuel Hochstetler Estate

Sellers' Attorney: Michael J. Brenneman

Yoder Auction Service

www.yoderauctionservice.com

Stan, Gentry & Vince Yoder 319-683-3600

Terms: cash or check w/ID. Not responsible in case of accident or theft.

Statements made day of sale take precedence over advertising.