

# FARM AUCTION

**SATURDAY, MARCH 31, 2012 • 9:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**32111 - 155th STREET, FLORIS, IA**

OR 6 Miles Southeast of Floris, OR 4 Miles Southwest of Selma

Land is located Sections 26 & 27, Salt Creek Township, Davis County, Iowa

Auction Signs Will Be Posted

**REAL ESTATE – TRACT I:** 80 Acres m/1 with older 2-story dwelling, (2) 46'x60' pole buildings; 24'x46' machine shed; 40'x40' pole building; 3-car detached garage; older frame barn; 2 ponds plus other outbuildings. Approximately 35 Acres tillable, balance in timber & pasture.

**TRACT II:** 40 Acres m/1 with 3-bedroom ranch-style home, constructed in 1976, 1-1/2 baths, full walk-out basement-half finish with single-car garage. Large pond. Mostly tillable acres with some timber.

**Tracts I & II will be sold individually and not combined.**

**TRACT III:** 40 Acres m/1 with no improvements, approximately 5 acres tillable plus 20 Acres in CRP, balance in timber.

**TRACT IV:** 39 Acres m/1, bare land, nearly all tillable

**TRACT V:** 40 Acres m/1, approximately 1/2 tillable & 1/2 timber.

**Tracts III, IV & V will be sold choice, with the buyer's privilege.**

**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 AT 12:00 NOON**

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

**TRACTORS & EQUIPMENT:** 1975 IH 966 diesel tractor, WF, year-round cab, dual outlets; IH 806, diesel, cab, fast-hitch, WF; IH 400 tractor, gas, NF, std. hitch, good tires; Farmall Super "M", NF, 13.6x38 rear tires; Farmall Super "C", NF, fast-hitch, good tires; Winco PTO 25KB generator-on wheels; Winco 12-1/2KB PTO generator-on wheels; New 10,000-watt port. generator w/Honda 18hp engine, elec. start, never used; 2,000-watt port. generator; 2009 Hesston Agco 7110 in-line square baler, 540 PTO, like new, always shedded; Vermeer Super F round baler; New Holland 488 9' mower/conditioner; Near new JD 702 pull-type hydraulic-fold 8-wheel v-rake; New Holland 256 rake w/front dolly wheels; Vermeer 7020 3-pt. disc mower; Deutz-Allis SM55 disc mower; Sitrex 4-pod tedder; Bush Hog 10' pull-type chisel plow; Vermeer 2-wheel pull-type hydraulic bale carrier; Danuser posthole digger w/9, 12 & 16" augers; IH 470 14' disc; Noble 4-section harrow & cart; IH 3-bottom pull-type plow; (2) 10'x16' hay racks w/gear; (2) Gravity boxes w/o gear; Allied 40' PTO elevator; 18' 3-pt. field cultivator; Mayrath 56' 8" PTO auger; 300-gal. fuel barrel & stand; Westendorf WL42 quick-attach loader & bale spear; Set of 18.4x34 chains; Fast-hitch carrier; Pr.-18.4x34 rice tires & rims; Pr.-IH rear fenders; Weights & weight bracket; 2 sets-hub-mount duals; 1982 Chevrolet 1/2T. 4WD PU, for parts; 200-gal. fiberglass tank; 2-row front-mount cultivator for Super "C". **ATTN: SCRAP IORN BUYERS. TRAILER, TOOLS & EQUIPMENT:** 1997 Hillsboro 28' gooseneck trailer w/4' beavertail, 10,000-lb. axle, like new; Clarie 220 industrial single-phase twin-cylinder air compressor w/120-gal. tank; 20T. hydraulic press; Duracraft drill press; Miller-Matic 250 wire welder w/tank; Lincoln 220 AC/DC welder; 50-lb. anvil; Ingersoll 6hp 60-gal. upright air compressor; (2) Craftsman tool boxes; Husqvarna 55 chain saw w/20" bar; Large heavy-duty bench vise; Port. air tank; Tool cart; Torch set; 3T. & 10T. hydraulic floor jacks; Ryobi metal chop saw; 2T. chain hoist; Air 1/4T. hoist; Bolt cutters; 3/4-drive sockets; New hand pallet jack; Drop cords; Hoses; Tool boxes; Grinder & stand; Hydraulic cylinders; Top links; Bachtold fencerow mower; Pull-type lawn roller; Mantis tiller; Ariens 5hp rear-tine tiller; Husky 22" high-wheel mower; Snapper gas-powered 2-wheel weedeater; (2) Heavy-duty work benches; Pickup fuel tank w/pump; Pickup tool box; 5-1/2hp hydraulic wood splitter, on 2-wheel cart; Homemade 2-wheel ATV trailer; Large barn fan.

**HOUSEHOLD & ANTIQUES:** Crosley refrigerator/freezer; GE chest-type 18 cu. ft. deep freeze; Chest-type deep freeze; Maytag auto. washer & Crosley elec. dryer; Oak double-door hutch; Square wooden dining table w/4 chairs; Full-size bed w/mattress & box springs; Brown upholstered 3-cushion sofa w/matching loveseat; Brown upholstered swivel rocker; Blue leather upholstered Lazy Boy recliner; Double dresser w/mirror; 4-drawer chest & nightstand; Large lighted 3-door curio cabinet; Antique oak table w/6 chairs; Antique walnut double-door cabinet; Pie safe; Microwave cart; 4-drawer chest; Asst. of collectible glassware incl. cups, saucers, candy dish, bells, bowls, pressed glass & other collectible glassware; Asst. of books & cookbooks; Hospital bed; Coffee table; File cabinets; Jazzy elec. invalid chair; Revco invalid scooter; Asst. of kitchen items incl. coffee maker, Kitchenaid mixer, pots, pans & dishes; Clothes rack; Humidifier.

**AUCTIONEER'S NOTE:** This will be an extremely large sale, starting on household items promptly at 9:00 AM, Tools at 10:30, real estate at Noon, with tractors & machinery to follow. We will possibly be running 2 rings at least part of the day. Be sure & attend.

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

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.**

Check website for maps & photos – [www.almartinauction.net](http://www.almartinauction.net)

**WENDELL E. & DOROTHY M. NICKLIN ESTATES,  
OWNER**



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

307 Church Street

Ottumwa, Iowa

641-682-5465

[www.almartinauction.net](http://www.almartinauction.net)