

# Real Estate and Personal Property Auction

## 57 acres m/l Davis County, Iowa Farmland

Due to the death of my husband, Jay Werts, I will sell at Public Auction the following real estate and personal property located 3 1/2 miles south of Bloomfield, Iowa, at 24081 Lilac Avenue, V20 Blacktop Road. Watch for auction signs on

**Saturday, April 14, 2012 starting at 10:00 A.M. Sharp.**

### Real Estate sells at 12:00 noon



This farm consists of 57 acres m/l located in section 13-14 of Wyacondah Township, Davis County, Iowa. There are approximately 44.53 acres of cropland; the balance is in wooded draws and pastureland. Situated on this tract of land is a very unique, all steel constructed home that was built in 1998.

This home has 3-bedrooms upstairs with full bath, master bedroom and bath downstairs, also 1/2 bath, eat-in kitchen, living room, vaulted ceiling, balcony overlooking living room, gas heat, rural water and ponds. Attached to home is a 40x48 shop building fully heated and insulated. Be sure to take a look at this very unique home and farm only 3 1/2 miles from Bloomfield, Iowa on hard-surfaced road. Contact Auction Company for a personal inspection prior to sale date.

**Terms:** 20% down at closing of auction, balance due upon delivery of deed and abstract on June 1, 2012.

**Taxes:** Will be prorated to June 1, 2012.

**Possession:** Will be given on the home June 1, 2012. Possession on the farmland will be given March 1, 2013. The 2012 land rental payment will be given to the successful buyer at closing on June 1, 2012.

**Legal description:** Will be given day of sale.

### Vehicles

2001 Dodge Ram 2500 Quad Cab, 4x4 pickup, 120,000 miles  
1990 Customized Red Chrysler LeBaron Convertible, hood scoop, rear spoiler, roll bar and custom exhaust

### Camper and Accessories

2006 Palomino Puma 27' 5th Wheel Camper, Model # PF253FBS



Industry Standard 15K Pullrite Superglide 5th Wheel Hitch

### Tractor and Accessories

J.D. 3520, 745 hours with JD 300CX loader



J.D. 72" mower deck with 7 Iron Commercial 72"

J.D. 6' blade  
King Kutter 5' Brush Cutter

### Shop Items

Miller Dialarc 250 amp AC/DC Stick Welder

Lincoln SP-100 110 volt Mig welder

Welding leads  
ESAB .045 welding wire

Stainless steel welding wire  
Welding rod stick electrodes

Excel air compressor, 7.5 H.P., 16.2CFM, vertical tank, 80 gal. capacity

Puma air compressor, 7.6CFM, 20 gal. capacity

Campbell Hausfeld 5 gal. air tank

Industrial Gold Series air and sand blaster, 150 lb.

Milwaukee 14" chop saw, 15 amp

Delta Shopmaster compound miter saw  
Jorgensen miter saw model #64016

Campbell Hausfeld airless paint spray-

er, 7.8 amp motor  
Plasplugs Diamond Wheel wet saw for tile, etc.

Coleman Powermate 4000 watt generator with 8 H.P. Briggs & Stratton motor

2 ton engine puller/hoist  
Werner Aluminum 16' 225 lb. capacity extension ladder

Werner Fiberglass 8' 225 lb. capacity ladder  
Werner Fiberglass 12' 375 lb. capacity ladder

Werner wood 4' ladder  
Milwaukee Hammer Drill

Milwaukee Sawzall Reciprocating Saw  
Uni-Spotter Auto Body Stud Welder, Stud Gun and Puller

(3) DeWalt cordless drills  
Bostitch Brad air nailer

Performax 2.5 amp oscillating tool  
DeWalt 18 volt cordless reciprocating saw

Cummins Air Die Grinder & Cut-Off Tool  
Drill Doctor Drill Bit Sharpener

RAGE Steel Circular Saw  
Air ratchets and air chisels

Laser Perfect 4 laser level  
16" Laser level

Binks Model 62 paint sprayer  
Wagner hot air gun

DeWalt 7 amp 3/8 drill  
Makita grinder 7" wheel 15 amp  
Black & Decker grinder 4 1/2" wheel, 8.5 amp

DeWalt grinder, 4 1/2" wheel, 7 amp  
Black & Decker 6 amp "Dragster" belt sander 3"x21"

Mini Weld Model III airless plastic welder  
Electric sanders and buffers

Pneumatic sanders  
(2) 10 ton Porto-Powers Sets

(2) Pedestal grinders  
Vise on pedestal

Poulan 18" chainsaw 260 LE Pro  
Granberg File-N-Joint Chainsaw sharpener

(2) Battery jumpers/power packs  
Battery charger

(2) 5 ton jack stands  
(4) 2 ton jack stands

(4) Floor jacks  
(5) Bottle jacks

Drywall hand tools  
Tool boxes and tool chest

MasterForce rolling tool chest, 18" deep x41" wide x60" high

Waterloo lighted work bench  
Electrical multi-meters

Grinding disks and stainless steel grinding disks  
Chains, load binders and shackles

(2) Shop lights on pedestals  
Wrenches S.A.E. and Metric  
Punches and chisels  
Tap and Die Sets S.A.E. and Metric  
Treble-lights  
Wood lathe wood chisels  
Plumbing and Electrical supplies  
Lots of Garden and Hand Tools

### Miscellaneous Items

(4) Custom alloy "American Racing" wheels 16" x 8" wide w/P205/55 R 16 Tires

Exercise treadmill  
Scorpion ATV 15 gallon sprayer  
8-piece R-19 unfaced batt insulation 6" x 23" x 93"

"Half Round" Log cabin wood siding  
Pioneer stereo and 4 speakers  
Steel 8" girts/purlins

Metal roofing sheets (colors: red and green)  
Steel I-beams

Aluminum 12 ft. Jon boat  
Pedal boat

(4) 55 gallon plastic barrels  
Louden 1-ton overhead bridge crane  
(2) Garden sheds

Small tractor tire chains  
Electric motors

Aluminum 4-wheeler ramps  
Old well pump

### Household Items

(4) Window air conditioners  
RCA 19" TV

Oak round kitchen table w/2 leafs and 6 chairs  
Medium blue La-Z-Boy loveseat and sofa

(2) Hard Rock Maple end tables  
(2) Pine end tables

Oak antique desk chair  
Singer sewing machine model #237 in cabinet

1934 Old mini Singer model #AD624505 in cabinet  
Old Pfaff sewing machine Model #30 in cabinet

Sewing supplies  
King size bed and oak headboard complete

Bedding  
Dishes and glassware

Old jars  
Christmas decorations

Office supplies  
Christian books and magazines

Pictures  
Old wooden highchair

*Auctioneers comment: This will be a very large sale. Lots of unlisted items so come and spend the day with us. D.H.*

## Jay Werts Estate

24081 Lilac Avenue, Bloomfield, Iowa 52537

**Sandra Ilene Werts, Owner**

**John B. Martin, Bloomfield, Iowa, Attorney for Seller**

### Cash. Not responsible in case of accident

The information in this sale brochure was obtained from the best reliable sources available to us. However, the Auctioneers or their employees will not be held liable should the above information be incorrect. Any announcement made day of sale will take precedence over any previous advertising.



SALE CONDUCTED BY

**Don Horn Auctioneering Service**

209 East Jefferson, Bloomfield, IA

Phone: 641-664-1385 • 641-722-3796 -Home • 641-208-0254 -Cell  
"We don't talk service, we give it."

**Auctioneers:**

Don Horn, Bloomfield, IA • Jerry Bish, Bloomfield, IA  
Rodney Lawson, Bloomfield, IA • Josh Williams, Bloomfield, IA