

# AUCTION

**SUNDAY, APRIL 19, 2015 12:00 NOON**  
**SALE TO BE CONDUCTED AT THE PROPERTY**  
**LOCATED 305 N. MAIN STREET,**  
**NORTH EDGE OF BLAKESBURG, IOWA**

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of the former Townsend Tractor Service facility, with a 33'x51' shop area, with dual overhead doors, plus adjoining show room and office area of nearly 1,400 square feet; also, a 20'x30' garage building. There is also a 1,350 square foot 2-bedroom apartment, located above. This property has many possibilities for repair business or possible residential uses. Newer gas forced-air heat in the office, showroom and residence area, all situated on a level lot measuring 66'x132'. Off-street parking at the rear in an excellent commercial location. 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 PROMPTLY AT 1:00 PM

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

**SHOP EQUIPMENT & TOOLS:** 220 60-gal. twin-cyl. air compressor; Forney elec. welder; Parts washer; Walker 5T. floor jack; Walker air bumper jack; Chain hoist; Metal workbench w/vise; Heavy-duty grinder; Creeper; Large asst. of air tools incl. air chisel, impact, drill & buffer; Asst. of end wrenches & sockets; 3/4"-drive sockets; 1/2" & 3/8" drills; Valve spring compressors; Specialty wrenches; Asst. of welding rod; 225-amp battery charger; Air grease gun; Circular saw; Asst. of Massey Ferguson parts; Massey Ferguson technical manuals & equipment books; I & T manuals; Asst. of parts cabinets incl. Blue Streak metal cabinets & Echlin cabinets; Belt rack; Battery stand; Hydraulic jacks.

**APPLIANCES & HOUSEHOLD ITEMS:** Amana refrigerator w/bottom freezer, like new; Citation 11 cu. ft. chest-type deep freeze; Sharp 25" color TV; Near new Maytag auto. washer; Estate elec. dryer; Magnavox DVD/VCR player; Glider/rocker & matching ottoman; End tables; Floor & table lamps; Round dinette table & 2 chairs; Microwave cabinet; Wooden painted kitchen cabinet; Metal file cabinet; Combination safe 30"x24"x24".

**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.**

**DON TOWNSEND ESTATE, OWNER**

Roger Townsend, Executor



*Auctioneers:*  
*Jim Kosman*  
*Roger Clingan*  
*Todd Carroll*

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

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