

REAL ESTATE & PROPERTY AUCTION

ED NASH & RUTH NASH ESTATE

APRIL 21, 2012 • 10:00 AM

1785 HOWE ST • ALLERTON, IOWA

1 MILE WEST OF ALLERTON, IA ON J 46 THEN SOUTH ON S 22 TO HOWE, 1/2 MILE WEST.



1120 sq ft ranch style home built in 1979, has attached garage, 2 bedrooms & a smaller room that could be used for a bedroom or office, full bath w/shower, living room, kitchen, dining room, utility room. Wood deck on front of home, concrete patio on back. Electric baseboard heat, central air.

Acres also included: 22'x24' two car garage, 44'x80' machine shed, 32'x44' utility building; 20'x30' grain harvester, 7,574 bu, 24'x18' grain bin, 6,544 bu, dryer, 10HP stir-a-tor, drying floor, unloading system; (2) 18'x12' grain bins, 2554 bu, floor unloading system, fan. **Taxes:** \$1362.00

Can be sold to be removed from property: \$5000 earnest money day of auction

Single wide 1216 sq ft, 16'x76' new in 2009 w/deck 12'x16', 6 rooms, 3 bedrooms, 2 baths living room & kitchen. **Taxes:** \$800.00

Terms of Sale: \$15,000 earnest money down day of auction, balance due at closing on or about May 25, 2012. Deed, Abstract & Possession will be given at this time. Taxes prorated to date of possession, Closing Attorney, Verle W. Norris. Property sold where is as is w/no warranties express by implied by the sellers or Auction Company. The owners reserve the right to accept or reject any or all bids but are very motivated to sell. This property has had excellent care.

Machinery & Outdoors: JD 4255 Tractor, 3778 hrs., 15 sp, powershift, 18.4x38; 148 JD loader, quick tach bucket; 630 JD tractor, SN 6306307417; Farmall F 30; Big Ox blade, 8' can tilt; bale spear; Kuhn disc mower; JD 407 bush cutter, pull type; 345 JD lawn mower; 425 JD lawn mower; Handy lawn sprayer; IH wheel weights; tool box; aluminum step ladder; sweep auger; JD cylinder; JD step tool box; JD Chain saw; live trap; cream can; pitcher pump; floor jack; weed eaters; air compressor; shovels deck flooring and frame work; (2) 3/4" socket sets; anvil; bolt cutter; log chain; McCormick Deering Sign, Farmall 30; weather vane; iron kettle.

Household: patio furniture; couch; china cabinet; 4 piece bedroom set, queen bed; 3 piece blonde bedroom set, double; Crosley small chest freezer; cabinets; drop leaf table; old combination high chair; glider rocker; gold rocker; couch; wood rocker; glider rocker; gold rocker; (8) wood chairs; lamps; end tables; coffee table; desk; shelves; organ; book shelf; lots of blue moon & star pcs; Ruby red dishes & glasses; green dishes; Ironstone Old English Countryside dishes; cups & saucers; teapots; glass baskets; Hull vase; Frankcoma; Oval Duchess Bavarian China; Queen Anne Signature China Set; pottery; Carnival glass; lots of knick knacks; TV; VHS tapes; cook books; Tupperware; Corningware; usual pots and pans; usual kitchen items; JD flatware; bedding; linens; Elna sewing machine, Lotus Sp.

Marilyn Burley will consign: Brilliant chisel; Lely Roter, 14'; Tubeline hay wrapper; Stanhoist metal wagon, 7'x12'; 535 IH, 3 bottom plow; 2636 R Series, Meyer spreader; Auie 3030 feed mixer with scales; 1981, 7'x20' Featherlight livestock trailer; First harrow, 34'; 395 Case IH tractor, D, 3 pt; Vermeer hay processor, BP 7000.



Terms: Cash or good check nothing removed until settled for. Not responsible for theft, accident or inadvertent advertising. Lunch by Denise

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