

# AUCTION

## REAL ESTATE & PERSONAL PROPERTY

Located 2.5 miles south of Keosauqua, IA on Hiway #1 then west on 240th street or 1/1/2 mile north of Junction of Highway 1 & 2, then west on 240th St 1/5 miles to 20382 240th St.

WATCH FOR THE AUCTION SIGNS ON

### **SAT, April 30, 2016 • 10:00 A.M.**

**CHECK OUR WEBSITE FOR AUCTION FLYERS • [www.FettAuctionService.com](http://www.FettAuctionService.com)**

#### REAL ESTATE

37 acres m/l w/16.1 acres in CRP for 4 more years. Present CRP payments is \$97.56. Also includes a large pond stocked w/fish. There are fruit trees & several older out buildings on this property.

**HOUSE:** 27'x48' Modular ranch style home w/6 rooms & a 27'x32' attached garage. Rural water & S.E. Iowa Electric services. Property is in the Van Buren school district. This property lies between Lacey State Park & Lake Sugema. Plenty of wildlife.

**ADDRESS:** 20382 240th Street, Keosauqua, Iowa

**LEGAL DESC:** The NE 1/4 of the NW 1/4 (except the West 385.76 ft of the North 673.14 ft thereof) & the South 646.86 ft of the East 165 ft of the NW/4 of the NW 1/4 of Section 14, T68N, R10W of the 5th P.M.

**TERMS:** 10% down day of auction w/balance due at closing (approx 30 days).

**GROSS TAXES:** \$1266/yr and will be prorated to date of closing.

#### MOTOR HOME – CAMPER - EQUIPMENT

1977 Ford Chateau Travel Craft motorhome, A.T. Ser: E37AH031483 – Skamper full size pickup camper w/awning & 4 jacks – 2 Wheel lawn trailer – 2 wheel low profile trailer – 5 ft pull type tandem disc – Ford 3 pt frail mower – Husqvarner riding mower (23HP, 48" cut, Hydrostat).

#### TOOLS – MISC. ITEMS

C.I. frame park bench – Manis tiller – C clamps – Lots of Fishing equipment & gear - Various hand tools – Pr. Bar clamps – Small port 10 Gal poly hand sprayer – Steel posts – Decoys – Small storage locker – 12 Ft alum ext ladder – 4 ft roller – Red landscaping blocks round & sq – Small pile of old barn boards – Small amount scrap iron – Metal & poly shelving – Patio glider – 4 drawer file cabinet – 8 ft fiberglass stepladder – Pr Car ramps – Port. Air compressor – Table model tool chest – Shop light – Remington elec leaf blower – Garden hose.

#### HOUSEHOLD ITEMS

Speed Queen LP gas dryer – Frigidaire H.D. large capacity clothes washer – Amana 21 cu. ft. refrigerator – 18 cu ft refrigerator – G.E. 4 burners gas kitchen range – 2 Wooden storage cabinet – Metal office desk – Wood frame Futon – Bunk bed w/full size bottom, single top – Pots, Pans, Dishware – Cookbooks – 2 barstools.

### **RICHARD MELSHA, OWNER**

**KEOSAUQUA, IA**

**Julie Staskal, Daughter, P.O.A.**

**Abe Watkins, Attorney for seller, Keosauqua, IA**

**TERMS:** Cash or Approved checks • Proper I.D. • Not responsible in case of accidents  
Porta potty available • Lunch by Friendly 4 Cornes 4-H Club • **Any announcement made day of sale over the auction block holds precedence over any advertising.**

SALE CONDUCTED BY

### **FETT AUCTION SERVICE**

**AUCTIONEERS:** Col. Gary Fett, 641-680-7828 • Cody Fett – Colten Fett – Curt Fett