

BOB NIXON ACREAGE AUCTION

MAY 7, 2022

10 AM PERSONAL PROPERTY
1 PM BOTH TRACTS TO BE OFFERED LIVE AND ONLINE
1987 330th Ave. • Woodburn, Ia 50275-8032

There will be an open house at 1pm on May 1st.

Acreage: Bob and Dina Nixon are relocating. They are pleased to offer up their 54 acres m/l into 2 tracts. 52 acres m/l with home & building, with 95% of proceeds being paid toward the home and 40 acres. Tract #2 offers you 1.43 acres m/l just north of Smith st. Woodburn Iowa. All Auctions Inc. will hold the auction on these 2 tracts and Bob & Dina's personal property starting at 10am May 7, 2022, on site, live and online bidding, with the tracts to be offered at 1pm.



Home built in 1977, single story newer conventional design with walkout basement. 1248 sq ft ranch style home with vinyl siding in 2009. New steel roof, 3 bedroom, full bath, 1/2 bath & basement. Outside you enjoy a 48'x75'x12' steel sided pole barn with new steel roof; 10'x10' 650 bushel grain bin & a 12'x16' wood out building. This family raising acreage is located in Jackson township 23-72-24, Clarke community school district with taxes of \$2478/yr.

Legal description: The SW 1/4 SW 1/4 of section 23; the North 21 acres of NW 1/4 NW 1/4 of section 26 except approximately 5 acres, described as commencing 33 feet East of the Northeast Corner of outlet 1 in Coppock's Addition to the Town of Woodburn, Iowa, thence North 20 rods, thence West 38 rods 13 feet, South 20 rods, East 38 rods 13 ft to point of beginning all in township 72 North, Range 24 west of the 5th P.M.; Lot 5, all Lot 6 lying east of public hwy, except south 100 ft. of said lots and 6 in. Coopock's additon to the town of Woodburn.

Farmland- 52 acres

Base Acres- 18.2 acres

Cropland- 26 acres

Under road passage- Yes

Township- Jackson

County- Clarke

Net Taxes- Tract #1, 52 acres m/l \$2478/yr; Tract 2 1.4 acres m/l \$24/yr

CSR2 average rating of 47

Online and Live Bidding, both available

Terms 10% down, 5% Buyer Premium (5% will be added to the final price and included in the purchase agreement.

Attorney Mason McCoy of Reynoldson & Van Werden LLP

Auction method Lump Sum

Closing will occur on or around June 24th, 45 days from Auction

Possession at closing or unless otherwise decided

Survey will be done and paid for by closing by seller

Contract immediately upon conclusion of auction, transfer of earnest money, signatures of purchase contract

Septic- Home has a septic tank. All inconvinces or further updates fall solely on buyer.

Fences- As is condition

Property over view- Scrap metal in wash way/ ravine. Tending and cleaning of these wash way/ ravines, curmet or future will be solely on buyers responsibility and expense

Buyers- All Auctions Inc. urges buyers to do their own inspections and do diligence of property prior to auction day bidding. All property is sold "as is where is" with no warranties expressed or implied, made by auctioneer or All Auctions Inc. and seller. All Auctions Inc. and representatives or agents of the seller. Not responsible for errors in advertising and all announcements made auction day take precedence of all previous.

Tractor, Horse Trailer: JD 2009 5093E MFWD diesel tractor w/cab, pre emmission, 12 sp w/reverser, factory joystick, triple remotes, new battery, 2600 hrs, ID#LV5093E160504 w/JD 553 loader, 6' bucket; 2018 Shadow horse trailer, 25' on the floor, 8' nose, elec jack, 6 bolt wheel, spring shackels, 3 horse slant w/mangers & escape door, stud wall, 11' living quarters, fridge, microwave, air, toilet, sink, shower, king size bed, elec awning, slideout, access door to horse area;

Four Wheelers, Lawnmower, Equipment: 1999, 350 Big Bear Yamaha 4 wheeler, 4200 mi; 250 Yamaha Bear Tracker 4 wheeler, unknown miles; 20" weedeater push lawnmower; JD 425, 2001, 54" deck lawnmower, 1000 hrs, SN M00425A095195; 270 New Holland sq baler; JD bale elevator, 24'; 16" MTD rear tine tiller, B&S motor; JD 11' disc, needs repair; Agco 1007 9' disc mower, SN HN31482; JD 660 basket rake, SN 312965E; JD 704 10 wheel rake w/kicker wheel, SN E00704A155008; JD custom made canopy for utility tractors; 46" wide by 42" long, 2 wheel trailer; Cobett pond waterer, made in USA, brand new; International End Gate Seed, mounted on 2 wheel cart; 3 pt log splitter, 4"x32" hyd cylinder; 3 pt Worksaver posthole digger, 9" bit; (2) 55 gal plastic drums, used for diesel; hand fuel pump w/3/4" hose; JD 3 pt 3 btm plow; FS 46 Stihl weedeater, runs good; pallet mover for JD loader; Kewanee 3 pt, 8' blade; JD 709, 7' brush cutter, SN W00709C054447; (2) B&W 10' metal feed bunks, good cond; (1) Garner 10' metal feed bunk, good cond; JD pull type 12' spring tooth field cult; (2) 9' bale rings; JD manure spreader, needs new spreader chain, horse drawn converter; elec poles, up to 25'; 2 wheel homemade trailer, needs new floor; 4"x7.5" treated wood posts; 8' wide x 14' hayrack, old gear; hayrack, good gear; 8' hayrack, good cond; JD double bale spear; homemade grooming chute for cattle w/head gate, 7' long; (2) 10' Stroberg corral panels w/5' swing gate; (3) 10' Stroberg corral panels; H&W red Circle Pen, (7) 12' panels, (1) 12' panel w/4' gate; (9) H&W green, 10' corral panels; (1) H&W green 10' panel w/4' gate, needs repair; (15) 11' Palco corral panels; (2) 8' Palco corral panels; (2) 4' Palco corral panels; (3) 8' Palco swing gates; (1) 4' Palco swing gate; (6) 10' Priefert corral gates; (6) 12' Priefert corral gates.



Household, Tools, Misc: western knickknacks; Filter Queen vacuum cleaner w/extra bags; DVDs; kitchenware; western rugs; steer head, 5' area rug; misc household items; bedding & quilt; western decor; Wesco Cadence G-40 treadmill; wooden doghouses; metal wheelbarrow; washing machine planters; wooden lawnchairs; metal flower planters; patio blocks; 2' scalloped lawn edging; concrete blocks; plastic tub planters; (2) 45" iron wheels; (2) 25" iron wheels; metal cream cans; used, red 14' metal sheet siding; used, gray metal roofing; (3) 3/4" treated 4'x8' plywood; Gallagher Ranch King solar fence; Tap n Die set; Wagner heat gun; pipe wrenches; table top drill press; oxygen, acetylene torch set w/cart; Champ, Job Maker kerosene heater; 6500 E, Raven generator, very low hrs; (1) JD Black Hyde cylinder w/ new 7.5' hyd hoses; (1) JD green hyd cylinder; universal heat houser for JD, was on a JD 5400 tractor; horse blankets; lariats; Wintec Trail saddle, 15" seat, 8" gullet, brown, light weight Cordura; Abetta light weight saddle, black; household tools, tack, too numerous to mention. Very nice auction lineup, always check back for auction updates.

Terms: Cash, check or credit cards. No items will be removed until settled for. Sellers or auction company are not responsible for accidents, errors in listings or lost items. Announcements made day of sale take precedence over any printed matter. When registering for a buyer number proper I.D. will be required.

Lunch & Restroom on site.

Jason Dent - Auctioneer

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