

# BRUCE & CHERYL GEORGE

6 miles east of Millerton, Iowa

Wayne County, Iowa

225 Acres M/L Sold in 5 Parcels

**SATURDAY, MAY 17, 2014 • 10:00 AM**

2956 Hyw. J 22 • Promise City, Iowa 52583

5 Miles from Rathbun Lake

T-70-N R-20-W Sections 20, 29, 30, 33

**Parcel #1** - 6 Acres M/L Acreage Sec 20, to be sold by the total dollars.

6 room Berm home built in 1980, 1700 sq ft, 2 bedrooms, full bath, baseboard elec heat, Alliant energy, rural water, 800 sq ft cement patio, located on paved road. Wayne Community School District. 54'x62' Morton steel building, cement floor. To view house contact Burton Prunty or Doug Goben.



**Terms:** \$15,000 down day of auction balance due at closing. **Taxes:** Approximately \$1500 to be prorated to date of possession. New buyer will bear cost of bringing sewer up to Iowa Code. Seller reserve the use of the acreage until July 17, 2014.

## **Parcels 2-5 will be sold by the acre & by the choice method**

**Parcel #2** - 88 Acres M/L

Approximately 75 acres tillable acres w/a CSR 2 of 53.1.

This parcel has tile & terraces.

**Terms:** \$40,000 down day of auction. **Taxes:** \$1053.00

**Parcel #3** - 80 Acres M/L - located 1/2 mile South of J22 on 210th St.

71.67 tillable acres w/a CSR2 of 41.5.

**Terms:** \$35,000 down day of auction balance due at closing. **Taxes:** \$872.00

**Parcel #4** - 40 Acres M/L - located at 210th & Quail Run Rd.

35.25 tillable acres. CSR 2 of 46.5

**Terms:** \$16,000 down day of auction. **Taxes:** \$372.00

**Parcel #5** - 9.5 Acres M/L located 1/2 mile south of J22 on 200th St.

All acres are tillable on this tract w/a CSR 2 of 59, has Edina soil.

**Terms:** \$10,000 down day of auction. **Taxes:** \$188.00

This property is very well cared for & presently in grass. Possession of these parcels will be given at the conclusion of the auction. Balance will be due at closing on or before June 27, 2014. Taxes will be prorated to date of possession. Closing attorney Verle Norris, Corydon, IA, 641-872-1363.

*Information provided by the sellers and auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on these tracts. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. These tracts will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accidents or inadvertent errors in advertising. All announcements made day of auction take precedence over any printed material. Seller has the right to accept or reject any or all bids but are motivated to sell.*

## **Farm Equipment will sell immediately following real estate.**

**Tractors:** JD 4450, FWA, full wts, duals, PS, 3 hyd outlets, new

Reman motor 1 yr ago, trans rebuilt 2 yrs ago, 12,015 hrs, 18.4x38

rears; JD 3020D 1968, PS, 2 hyd outlets, 15x5x38 tires; JD 4430

quad range 2 hyd Outlets, 18.4x38 rears; **Pickup & Trailer:** 2013

Chevy 3500HD, 6.0, gas, all elec, 14,000 miles, GN ball; 2006

WW stock trailer, 22'x7', 2 center gates, 7000 lb axles; **Machinery:**

Case IH Turbo till 330, less than 500 A., 2 yrs old; 795 Allied loader

like new, 8' bucket, hay stabber to sell separate; JD tandem axle

feed wagon; JD 7000 8x30 planter, rebuild corn units this year, 15

Kinze bean units, extra boxes; Sitrex 12 wheel rake; homemade

GN trailer; JD hyd cart, 4 sec harrow; Danuser post auger, 6", 9",

20" augers; 8 bale hay trailer; JD front wts; 158 loader w/Q.T. bucket;

Westfield 80-61 auger; 7"x5" steel bean 24"; truck rear end to

make hay trailer; 24' combine header trailer; Case IH 8610 tub

grinder, speed up kit, used all winter; New Holland 260 hyd right hand rake; Bush Hog 2615

mower, new PTO shaft; JD 34 spreader; auger wagon; wire winder; 35 MFA panels; 12'-16'

gates; 100 steel post; 10' fast hitch field cult; concrete forms; stainless tanks & valves, 2500

gal, 1000 gal; IH suitcase wts w/stamped & brackets; Case wts; Miller welder dial arc 250

AC/DC; press stand; 720 JD loader brackets; 220, 2 stage air compressor, 2 yrs old; JD 420

lawnmower, no deck, bad motor, good hyd; 3 quick hitches; wagon tires 15"-16", 6 & 8 bolt

wheels; (5) 11L-15" rims; box of plastic valves; bolt bin; Honda gas motor & pump 2"; (2)

2" pumps no motors; grain bin, 10,000 bu, fan, air floor, to be moved; 8000 bu bin, new air

floor, small air fan, to be moved; iron pile; feed bunks; 500 gal fuel tank w/12V pump; 150 gal

fuel tank; homemade 10' blade; For-Most 150 chute, new floor model 30 headgate; rebuilt

loading chute; homemade bale unroller, Q.T., 3 pt; 1000 gal stainless steel tank w/Honda gas

motor & pump, 3" fill & 2" fill; wood feed bunks; chute w/For-Most head gate; MFA net wrap,

64" big roll; bolt bin; welder; elec fencers; Not many small items. **Hay:** baled in 2013, 76 bales

first timothy, orchard grass, 27 oat bales 85 first cutting bales, rained on.

**Consigned:** 966 IHC, 2 pt hitch, 18.4x34; 1997 Ford F350, dsl, 7.3, powerstroke, auto, prior

salvage; 7301 Kuhn Rotra, 24' rake, center delivery; NH 355 grinder mixer; Kinze 16-31 1999

model, bean units rebuilt w/all new brushes & seed plates, corn units less than 600 acres on

rebuild, Kinze 3000 monitor.

**Terms:** Cash or check. 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.



## **WAGNER-PRUNTY AUCTIONS, LLC**

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See More Pictures at: [www.wagner-pruntyauctionsllc.com](http://www.wagner-pruntyauctionsllc.com)

[www.auctionzip.com](http://www.auctionzip.com)

