

LIVE AUCTION MAY 20, 2017 10AM

BILL McCARTY AG EQUIPMENT AUCTION + 7 ACRES TILLABLE FARMLAND, Guthrie Co. 1977 Hwy 4, Panora Iowa 50216

We will be selling all of Bill's equipment at public auction. Everything is selling to the highest bidder and it includes a very nice line of late model hay equipment, new tractors, in line baler, rake, disc mower and more. The auction will be held on the farm at 1977 Hwy 4 Panora Iowa AND online so you can attend either way.

Directions To Auction: From Panora, Iowa Go North 1 Mile From Town On Hwy 4 And The Farm Is On The West Side Of The Road

**Home Description • Open House Sunday May 14th, 1 pm to 3 pm
Real Estate Sells at 1pm**

This is a exceptional opportunity to own a very nice acreage near Lake Panora, 2 story home, 1840 sq ft, 1 1/2 bath, 4 bedroom, built in 1900, basement, new septic system, taxes \$2556, new siding and shingles, machine shed, corn crib, detached garage, barn, and other out buildings, 2 acre hay field, Tons of Potential!

TERMS AND CONDITIONS: 10% Down day of sale balance at closing, There is a 2% buyers premium applies to all bidders on the Real Estate.

CONTRACT AND TITLE: Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with DreamDirt Farm and Ranch Real Estate LLC the proper non refundable earnest deposit. The Seller(s) will provide a current abstract at their own expense. Sale is not contingent upon buyer financing, all bids are cash bids. This sale is subject to all easements, covenants, leases and restrictions of record. Buyers must do their due diligence prior to bidding. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller unless specifically stated. Seller reserves the right to accept or reject any and all bids. Dream-Dirt Farm and Ranch Real Estate LLC and its representatives are agents of the Seller. Winning bidder(s) acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. The Auctioneer may accept absentee or phone bids from bidders who can not attend the auction or bid on half of the seller. All decisions of the Auctioneer are final. The auction is open to the public contingent upon proper behavior. The Auctioneer may ask you to leave if your behavior is not in the best interest of the seller.



Live Online Auction Starts at 11:30 on DreamDirt.com

FARM EQUIPMENT

2011 New Holland 258 Rollabar Rake; 1650 Oliver Tractor 6731 Hours; New Holland Mow Max H6750 Disc Mower; Chevy 2500 pickup; King Kutter 3 point mower; 300 Bushel Gravity Wagon by EZ-Trail; New Holland Bale Accumulator Stackliner 103; 8 Inch Gas motor Auger; Fuel Tank with Pump Mounted on Trailer; 8' Land pride three point blade RBT3596 (NEW); 20' Case Disc; Caterpillar 955L Crawler Loader; NEW Massey Ferguson 1838 Small Square Baler; 6' Sub Soil Ripper; New

Massey-Ferguson 4607M Tractor; 1000 Gallon Fuel Barrel; 1000 Gallon Fuel Tank; International Loadstar 1600; New B Wise 22' Power Tilt Deck Trailer; 3 Stall Horse Bays; King Kutter Box Blade; Standard Fuel Barrel with Pump; Ford 8N Tractor; Shur Trac Dump Box Gooseneck Trailer; Massey Ferguson 4610 Tractor with 931X Loader; Big Dog Box Blade; Kawasaki STX 900 Jet Ski; Vermeer Rebel BP5000 Bale Grinder; Great Plains 3P806NT Native Grass Series II 2 Point.



DreamDirt Auctions

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