

Grundy Co. Land & Personal Property

Auction

9:30 a.m.
Saturday,
June 10, 2017

586 SW 80th St, JAMESPORT MO

Since we are downsizing and have bought a smaller acreage farm and are moving to the new location, we will sell at public auction the following. Directions: From Landis Oil Station or Amoco, go east and north to July Ave, turn right on July; go east 2.2mi to 80th Ave; turn right on 80th and go south to the second house on left side. From Jamesport: From 4-way stop in Jamesport, go east on F Hwy for 2.5mi to 82nd SW Ave; turn left on 82nd and go north 1 mile to 60th SW St; turn right on 60th and go east. 5mi to 80th Ave; turn left on 80th Ave; go to first house on left side.



40 Acres M/L

Jefferson (W) Township 60N Range 25W

Consisting of 40-acre m/l. A nice two-story, 8-bedroom, and two bath home. Kitchen very nice w/newer kitchen cabinets. 280 sq ft of space, living room 23'x23', 2-bedroom 11'x13' and one bath and sewing room 10'x12', all this on a ground floor level. Upstairs containing 5 bedrooms 11'x15', 1 bedroom 9'x8' and 1 bathroom w/shower all on upstairs floor plan. Included on this



home is a beautiful screened-in porch 24'x30'. This porch is connected to the jelly making or could be used as a butcher shop also 30'x48' in size. USDA inspected. They have been using this to make jelly and jams. This building has a bathroom with shower. Home has vinyl siding along with exterior entrance storm cellar 20'x26' of space and mudroom. Horse barn w/loft, 43'x47', furrowing building, 33'x36' metal shop building, 30'x52', with 30'x40' room add-on built in 2012 w/5,520 sq ft of space. There is also a metal equipment building, 32'x50', with a 20'x20' room addition which equals 2000 sq ft of space. This home is very nice and move in ready with 38'x38' per floor = 2,888 sq ft of space. This home could be used as a bed and breakfast.

Also on this 40 acre m/l is a nice poultry grower barn build in 2014. This building is 50'x300' poultry hen grower hold approx 20,000 birds total and poultry crop is rotated every 16 wks with an annual income of approx \$60,000 per year. This building is operated off the grid with solar panels and wind tower and battery pack included with auto fans, auto nipple waters, all poultry chain feeders are powered by hydro for full length of building. The front 100' of building has curtain to raise chicks up to 4 weeks old. Pan feeders used in this contained area. All waters and feeder equipment are attached to ceiling winches full length of building to raise up for easy drive through cleanout with tractor or skid steer. 3x3 battery pack powered inverter, solar panels, and wind tower completely off the grid operation. Balance of farm is mainly in pasture and draws with a nice 16-acre hay field included. Also, there is a pond on this farm with some real good fishing.

Auctioneer Note: There are many different things a buyer can do with this building if raising poultry is not preferred. It would make a nice cattle barn or hog operation, machinery shed and many other ideas, too numerous to mention. Seller has agreed to give the buyers the income on this batch of hens if closing on real estate takes place in 30 days or less. After 30-day window on closing, seller will keep payment for this batch of hens. Buyers will sign a standard R.E. contract legal and binding with 10% down payment, non-refunding, made payable to Trenton Abstract Co. Buyers: have your money in order, full balance due on closing in 30 days or less. Seller will provide clear title on property at time of closing. Seller and buyers to split closing costs 50/50. Seller is offering with reasonable reserve viewing of property. Call Norman @660.247.1914 or Ivan @660.605.0539.



- Couch, blue
- Several small stands
- 2 recliners
- Glider rocker
- Metal wardrobe
- Baby crib & swing
- 2 treadle Singer sewing machines
- Several chairs w/casters
- Some stackable chairs
- Cunningham wood burning heating stove w/jacket (looks new)
- LP gas 21 cubic ft refrigerator
- LP gas 10 cubic ft chest-type freezer
- LP gas kitchen range w/standing pilot lights
- Maytag wringer washer machine, spinner needs work
- Stainless steel bakers cabinet w/some pans
- Small Hot Point wood heating stove
- Picnic table w/4 benches
- Homemade plastic butter churn
- 10'or 12' round trampoline (in good condition)

MACHINERY & CATTLE EQUIPMENT & HAY

- Approximately 60 large round bales of grass hay
- Rhino 10' brush cutter w/hydro
- Approx 16 or more corral panels, 10', 12', 14'
- One horse-drawn hay wagon w/hydro unroller for big bales of hay, Pioneer gear on steel wheels
- Two-team horse drawn for carts on steel JD #953 gear hay wagon on steel
- John Deere #894 5-bar side delivery hay rake
- New Idea model 17 pull type manure spreader on steel
- One-bottom, pull type tractor plow on steel
- Better Way field sprayer, pull type w/booms & foam marker system operated by Honda
- Motor (looks near new)
- Pickup trailer on steel
- One section harrow
- 8' garden disc, pull type
- Upright grain bin, approx 3-ton
- Powder river squeeze chute (really nice)
- 2 calf creep feeders
- 1 mineral feeder w/rotating hood
- 8 steel wagon wheels, various sizes
- 8 wheel, wheel hay rake

AMISH SINGLE, PONY CART, HARNESS, SHOP TOOLS, LAWNMOWER

- Amish single-top buggy with blue interior on hard rubber
- Pony cart and pony harness
- Horse harnesses and collars
- Swisher 28-ton hydro log splitter, vertical & horizontal w/gas motor (near new)
- Several saddles
- 3 portable hydro power pacs, gas operated
- 12-volt hydro power pac
- 24-volt alternator
- Power washer
- 2 Briggs & Stratton 13hp gas engines
- 5, 500-gal propane tanks used for air supply
- Garden tiller
- Ferris model 310 walk-behind 36" lawn mower (really good)
- 12-volt seed spreader
- Hydro 52" sheet metal shear (works great)
- Miller big 40G welder (works great)
- Miller mig welder
- DeWalt slider air chop saw
- Powermatic table saw 12" w/Biesemeyer fence
- Rockwell planer, 18"

- Sawdust blower or collector
- Grizzly 14" band saw w/air motor
- Shop desk
- Work bench
- DeWalt power tools
- Makita power tools
- Cunningham shop wood stove
- Heavy round welding table
- Troy Built 3250 generator, portable

HOUSEHOLD FURNISHINGS, TRAMPOLINE, & MISC

- Kitchen dining table w/leaves, expands to 14'
- Gas iron
- Butane iron
- Wooden butter churn & glass butter churn
- HP copier
- Puzzles & games
- Glass dishes
- 2 full-size beds & bedding
- Dresser w/matching night stands
- 2, 3pc bedroom sets, full size
- 2 bookcases
- Twin bed
- Loveseat

Folks, more items, too numerous to list. More expected by sale day. Come out and spend the day with us. Something for everyone.



Auctioneer Note: Any and all announcements made sale day takes precedence of all printed material. Not responsible for theft or accidents. See our www.websiteroppauctions.com for more pictures and info.

Ivan & Linda Kauffman 660.605.0539

See our website for more pictures at RoppAuctions.com

Lunch catered by Shooters



conducted by

Ropp Auctions

We bring high \$\$\$ bidders to our sellers.

Auctioneers: Norman Ropp 660-247-1914 • Emery Kempf 660-287-2012 Restrooms Available