



# JASPER COUNTY, IOWA

## REAL ESTATE & PERSONAL PROPERTY

# AUCTION

Auction to be held at the farm, 2 miles west of Baxter, IA on F-17, then 1 mile south on 84th Street, then east  $\frac{1}{4}$  mile on 83rd Avenue.

## SATURDAY, JUNE 24<sup>TH</sup> @ 10:00 A.M.

### REAL ESTATE • 18 ACRES $\pm$ • 2 TRACTS • SELLS @ 11 AM

#### TRACT 1 – 9 ACRES $\pm$ (SUBJECT TO SURVEY)

- This small tract of farmland is nearly 100% tillable.
- Productive Soils: Downs (90%) & a small portion of Fayette.
- CSR2: 86.
- Access is along the south side by 83rd Avenue

#### TRACT 2 – 9 ACRES $\pm$ (SUBJECT TO SURVEY)

- Ideal small tract of land consisting of pasture and a few trees, offering ample shade.
- Improvements include a Morton 234'x54' metal building with (20) horse stalls and (3) sliding doors.
- Other improvements include a 36'x30' metal building.
- Access is along the south by 83rd Avenue and along the west by 84th Street.



**DETAILS,  
MAPS & PHOTOS  
ONLINE!**

### PERSONAL PROPERTY • SELLS @ 10 AM

IHC 656 gas tractor, WF and sells complete with IHC 2000 loader & bale spear; JD 510 large round baler, always shedded; 14' wheel disk; Howse 3-pt. 6' rotary mower; Ford 3-pt. 5' rotary mower; 3-pt. post hole digger; Trailer-type sprayer; Small gravity wagon on running gear; Portable air compressor; Table saw; Tractor chains; (10) new rolls of woven wire; (20) wire cattle panels; Several stock tanks; Qty. of lumber & posts; Horse walker; Numerous hand & garden tools; (20) large round bales of hay; Several cream cans; (2) well pumps; Ford pup box; lawn chairs; and more!.

**AUCTIONEERS' NOTE:** Make plans to attend this very nice real estate and personal property auction. Ms. Warner is no longer able to maintain this property; therefore, she has decided to sell her real estate and equipment at public auction. Please be on time, as the entire auction will last approximately 2 hours. Not responsible for accidents, errors or omissions. Feel free to view this property at your convenience, or contact the sale manager.

*Martha L. Warner*

**AUCTION MANAGER: BUB HOSKINS (641) 344-4500**

**Attorney:** Box and Box, Attorneys at Law  
304 North Court • Ottumwa, IA 52501 • Ph: (641) 682-4512

**SULLIVAN AUCTIONEERS, LLC • TOLL FREE (844) 847-2161**

**www.SullivanAuctioneers.com • IL Lic. #444000107**