

ESTATE AUCTION

SATURDAY, JULY 8, 2017 10:00 AM

SALE TO BE CONDUCTED AT THE

18929 – 74TH STREET, OTTUMWA, IOWA

OR West of Ottumwa on U.S. Highway 34 approx. 3 miles to 194th Avenue,
then South 3/4 mile to 74th Avenue, then left or East 1/4 mile

Auction Signs Will Be Posted

REAL ESTATE: This acreage consists of 17 acres, more or less, with 2-bedroom ranch-style home with full bath, eat-in kitchen, full basement, gas forced-air heat with an outdoor wood supplement heater. This home has an attached carport plus older 20'x26' shop building and open-front barn. There is a small pond, farmland is currently all seeded to hayland & pasture. This property has rural water and is in Ottumwa Community School District. If you are looking for that special acreage that just needs some TLC, be sure and make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL AT 12:00 NOON

For further particulars or an appointment to inspect the property,
please call the auction company: 641-682-5465.

TRACTORS, PICKUPS & FARM EQUIPMENT: John Deere 4010, diesel, WF, dual outlets, 18.4x38 tires, recent overhaul; Minneapolis-Moline "UB" Industrial tractor, gas, w/loader; 1989 Ford Ranger PU, V6, auto; 1965 Dodge 3/4T. 4x4, 4-spd. stepside Army surplus pickup, shows 53,000 miles; John Deere 1209 mower/conditioner; John Deere 510 baler, always shedded; John Deere 14T square baler; Like new Danuser F8 3-pt. posthole digger; Near new Finish Line 16' tandem-axle car trailer w/hydraulic tilt; WW 16' bumper-hitch stock trailer; New Holland hay rake; John Deere 4-row planter; Herd 3-pt. seeder; John Deere 414 steerable plow; John Deere 4-row 3-pt. rotary hoe; Ford 6' 3-pt. blade; Farm Hand grinder/mixer; Husky 165-bu. gravity wagon & gear; 4-row 3-pt. cultivator; New Idea 1-row pull-type picker; 2-wheel Shop-Built flatbed trailer; (2) Big-bale hay rings; Fuel barrel & stand; 3-pt. hydraulic log splitter; 20' Elevator; **Attention salvage iron buyers** – several pieces of farm equipment for salvage or parts, incl. John Deere 510 baler, John Deere 10' grain drill, Iron pile & other salvage equipment; Used lumber & wire; Several sheets of metal barn siding. Massey Ferguson 7 riding lawn mower, for parts or repair; Kawasaki 4-wheeler, for parts or repair;

TOOLS: Ingersoll-Rand 6-1/2hp twin-cyl. upright air compressor; Miller Dial-Arc wire welder; Bench grinder & stand; Acetylene torch set; Engine stand; Bench-mount drill press; Steel welding table & vise; Asst. of hand tools; Stihl M5-391 chain saw, like new.

HOUSEHOLD ITEMS: Gold upholstered 2-cushion sofa; Stereo system; Microwave cart; Wooden kitchen cabinet; Dresser w/mirror; 4-drawer chest; Twin-size bed.

**TERMS: CASH/ GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

All property must be settled for before removal – All items sold as is where is
Not responsible in case of accidents.

Announcements made day of sale take precedence over any advertising.

BRETT VAN GORP ESTATE, OWNER

Dennis Van Gorp, Executor

Box & Box, Attorneys



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

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