

# Warren County Land

*Auction*  
"We Sell it the Day You Need it Sold!"



**Saturday, July 16, 2016**

**Personal Property Sells: 11:00 am**

**Real Estate Sells: 12:00 pm**

**12367 Hwy R45 • Prole, IA**

**From I-35: Take exit 56 (Hwy 92) east about 2 1/2 miles through Martensdale to R45 (40th Ave).**

**Take R45 south about 1 1/2 miles to location.**

**Check out our website for more pics!**



**\*2001 Chevy Silverado 2500HD 4x4 Duramax - diesel, automatic, 4 dr, loaded, 133,000 miles**

**\*1996 Hoot Ridge 12' flatbed trailer, 4 ft dovetail**

**\*2008 Everest 5th wheel camper, fully loaded, 35' w/4 slide-outs, double fridge, electric awning**

## **Farm Machinery & Outdoor Equipment:**

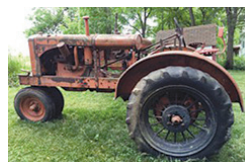
1955 Allis Chalmers WD45 (used for tractor rides) w/loader  
Various Allis Chalmers for parts: (2) styled Wc's, (1) unstyled WC  
Allis Chalmers CA narrow front w/hand clutch, 4spd transmission  
AC round baler, AC 3 bttm plow, AC mounted tandem disc  
AC CA mower, AC CA 2 bttm plow, AC cultivators, (2) tumble bugs  
AC 2 & 4 row corn planters, IH tandem disc, IH brush hog  
JD #5 sickle bar mower, JD Hydro 175 riding mower (38" cut)  
JD front mount snowblower, fenceline mower, JD bagger  
AC 712H riding mower, Stihl FS45 weedeater, Homelight chainsaw  
Small Craftsman tiller, Murray snowblower, riding mower trailer  
Gravely 442 Zero-Turn 44" cut (new engine in 2015, 629 hrs)  
Walk-behind plow, Stihl MS251 chainsaw, primitive horse drawn plow  
Montgomery Wards riding mower, hay rake, misc. AC parts  
Primitive horse drawn dump rake, iron wheel wooden wagon  
Shed (sold separate from acreage), plus much misc!!

## **Miscellaneous Tools:**

4' Handyman jacks, binders, alum ext ladder, chains, bench vise  
Bolt bins (loaded), drop lights, bench grinders, hand tools, power tools  
Gas cans, wooden stepladders, 2 wheel cart, All-Pro heater  
Metal cabinets, garden tools & much misc!!

## **Antiques, Household & Miscellaneous Items:**

Antique round oak dining room table (2 leaves) w/4 chairs, vintage radio  
Hoosier cabinet (ornate, oak w/white enamel top, flour sifter), pillows  
Hoosier cabinet (oak, white enamel, flour sifter & bin, spice rack w/5 jars,  
w/rolling pin in holder) Both Hoosiers are in excellent cond.  
Antique kitchen cabinet w/4 doors, oak rolltop desk w/6 drawers, linens  
Antique oak round-glass secretary or buffet w/claw feet, wooden pie safe  
(6) needle point chairs, poly picnic table, antique chairs, black vinyl chair  
Allis Chalmers mailbox, antique copper boiler, rustic painted table  
Christmas items & yard decorations, galvanized primitives, old saddle  
White wicker set: 15+ pcs; tables, chaise lounge, vanity/desk, hamper  
head & foot board, loveseat, chairs, rocker, baskets, many small items  
Blue flowered couch w/matching loveseat, recliner, fireside chair, lanterns  
Blue & white dishes (collection), oil jar rack, mission style oak chair, steins  
Roll front oak shelf, fern stand, crock jugs, kerosene lamps, pitcher & bowl  
Hand stitched quilt, ladies leather bags, antique oak parlor table, coolers  
Oreck vacuum, large collection of cookbooks (old & new), upright freezer  
'70's & '80's vinyl 78's: Elvis, Skynyrd, Cash, Holly, much more!  
'50's & '60's vinyl 45's: Patti Page, Doris Day, Phil Harris, Elvis & much more!  
Amana refrigerator, tote of decorator items, plus much miscellaneous!!



## **Parcel #1: Acreage (1.88 Acres m/l) Parcel #2: 1.69 Acres m/l**

**General Description:** Offering this 4 bedroom 1 1/2 bath brick home. Appliances Stay! Prefab fireplace. 26'x54' Garage. Sits on 2 acres m/l. Great scenery with mature trees.

## **Legal Description:**

DEAN--2 DEANS SUB DIV S 512' LOT2

**Taxes:** \$2,926/year

## **Legal Description:**

34-76-25DEANS SUB DIV LOT 2 EX S 512'

**Terms:** Cash, 10% down payment day of auction w/ balance due on or about August 16, 2016 at closing.

**For questions or viewings  
please call Mike Bobst @  
Work: 515-833-2303  
Cell: 515-468-7674**

**Andrew Eads, Seller**

**Daugherty Auction & Real Estate Services, LLC.**

*Chad Daugherty, Kelly Daugherty ~ Auctioneers*

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*See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)*

*North River Realty, Mike Bobst~Broker, 1758 Creamery Rd., Dexter, IA 50070*

*Jamie Bergkamp, Closing Attorney ~ Adel, IA*

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