

ESTATE AUCTION

For: James Anderson Estate

33809 115th ST • Stockport, IA 52651

Saturday, August 9th, 2014 • 9:00 a.m.

Real Estate

PARCEL ONE: 75 acres more or less in Cedar Township 11-70N-8W. This tract has had the house and 3 acres removed by survey. The remaining 75 acres of ground will be offered. There is approximately 51 acres of HEL farm ground according to Van Buren County FSA, It has a CSR rating of 39.4 & CSR2 rating of 48.7 according to Surety Data. The balance of the ground is rolling timber & pasture. It is located along 115th St. just west of Yellow Ave. This tract provides a nice mixture of farm & recreational property. Ground is released for 2015, possession of non-crop ground upon closing & of crop ground after crops are removed.

Method of Sale: Property to be offered by the acre w/a final contract price to be bid price times 75 acres.

Terms: 10 percent of purchase price due day of sale w/the remainder being due upon presentation merchantable abstract & deed in approximately 30 days. Taxes will be pro-rated to the date of closing. Buyer will be expected to enter in to a Standard Purchase Agreement day of auction. Closing attorney is Westercamp Law Office, Farmington IA. It is being sold subject to tenant's rights for the 2014 crop year (Tenant will allow possession after crop removal).

PARCEL TWO: This is 4.99 acres located adjacent to the Cemetery in Hillsboro IA. It would make a wonderful Hobby farm or Recreational Property. It is Located in Henry County 30-70-7. Taxes for 2012 tax year were \$84.00. It will be offered as a single bid price not per acre.

PARCEL THREE: This is an L-shaped lot in the City of Hillsboro which has a 42x75 warehouse, which was formally the Gymnasium. The 2012 taxes were \$74.00.

Terms of Parcel Two and Three: \$1500 due day of sale rest upon closing on or about 30 days. Taxes will be pro-rated to the date of closing. Buyer will be expected to enter in to a Purchase Agreement up close of bidding. Title to these parcels will be conveyed by Quit Claim Deed. Closing attorney is Westercamp Law Office, Farmington IA.

Machinery & Personal Property to Start at 10:00 a.m.

TRACTORS, CRAWLER, GRADER: '05 Agco LT 90 (2,656 hrs, 4WD, Cab, Nice), IH 1466 (7459 hrs, runs & drives), IH 1066 (Good rear rubber, runs good), Oliver 1850 (runs & drives, fair rubber), John Deere 70 (7006566, Parts), John Deere 60 w/45 Loader (6031914, runs & drives), John Deere 60 (6006517, parts or restoration), Case 450 Crawler (runs, small crack in block), Caterpillar Grader (9T2086, runs, unsure of Pony motor).

COMBINES & HEADS: John Deere 6600 (parts), John Deere 4400 (runs & drives), 4 John Deere 4400 (parts), 4 John Deere platforms (2 are 213), John Deere 244 corn head, John Deere 444 corn head.

FARM EQUIPMENT: Planting & Tillage Equipment: JD 7000 Planter (8R, wide), JD 7000 Planter (4R, wide), JD/Van Brundt Drill, JD 2 btm pull type plow, MF 3 btm plow (3 pt), IH 710- 4 btm plow, JD 350-5 btm plow, IH Chisel Plow (10 tine, pull type), Mounted Chisel Plow, Krause 16 ft disk, 2-12 ft disk, Kewanee 14 ft Cultipacker, Krause 1501 field Cult, 18' field cult, 12' field cult, JD Ridge Till Cult, w John Deere Rotary Hoes (10'). **Hay Equipment:** JD sickle mower (pull type), New Idea sickle mower (pull type), side delivery rakes, Horse-drawn dump rake, hayrack, Many brush cutters, MF Mod 3 baler, 3 pt bale mover, Elevator, **Other Large Equipment:** Ford 3 pt back blade, snowblade, 3 pt post augers, Donahue trailer, 3 pt Sprayer, Poly tank, Fuel Barrels & stands, drag, scoop, pull behind road grader (large set wheels). Five gravity flow wagons, flare box wagon, more...

LAWN MOWERS, ACREAGE & RECREATIONAL ITEMS: Cushman 114 lawnmower (runs & mows), JD GT 275, JD LX 176, Sev Other JD riders of mixed conditions, mid tine tiller, **Kawasaki Mule 610** (4WD, 467 hours, runs & drives), Car trailer, sev two wheel trailers, A-frame, shed runners, Hyd Log splitter, Pull type air compressor, EZ-Go Golf Cart, Club Car Golf Cart, Artic Cat Snowmobile, Yamaha Snowmobile, Honda Motorcycle, Yamaha Enduro 360, Kawasaki Motorcycle, '85 Honda 250- 3 wheeler, 16 ft canoe, Mercury & Evinrude boat motors, trolling motors, No Mad Camper, lg cast bell, windmill blades & parts, more..

12 LARGE TRUCKS: (Many were running with in the last couple of years), 2-'76 C65 (grain boxes), '72 Chevy C50 (fert box), '69 Chevy C50 (grain box), '61 GMC 4000 firetruck, GMC 7000, Two IH 1600 (grain boxes), Two IH 1700 (grain and dump), Two IH 1800 (gravity & grain).

RUNNING VEHICLES: '91 Chevy 1500 (4x4, auto, V8), '88 Chevy 1500 (4.3-5 spd), '02 Chevy Cavalier (116,000 miles, auto), '98 Oldsmobile Cutlass (auto), '01 Geo Metro (auto, 115,498 miles), '93 Geo Metro (5 spd, 168, 595 miles), '89 Chevy Cavalier Convertible Z24 (2.8, newer top, auto).

16 SALVAGE VEHICLES: Two GMC S15, Five Geo Metros, Chevy Beretta, '74 Malibu, '78 Ram Charger, '80 Ram Charger, '91 Chevy Astro, '81 Ford F250, '88 Ford F150, '89 Ford F150, '63 Ford (4x4).

TOOLS, SHOP & SMALL ITEMS: Jack Stands, trailer tires, screw jacks, battery chargers, stacking toolbox, drill press, Lincoln Welder, chainsaws, hand tools, wrenches, sockets, air tank, shop table & vice, torch & tanks, elec motors, Shop press, car parts (motors, radiators, etc), rough cut lumber, trampoline, **Some antique Items:** brass torches, cast iron dinner bell, cider press, lg wooden barrels, old scales, maple syrup boiler, tonka toys, old fan, old woodstoves, reel mowers, Montgomery Ward Corn Sheller, trumpet, school desks, more... **Huge Amount of Scrap Iron!!**

NOTE: This is an extremely large sale featuring many usable farm items, along w/a vast amount of scrap iron. We expect to run 2 rings through much of the day.

TERMS: Cash or Good Check day of sale. No items removed until settled for. Announcements Day of Sale take precedence over printed material.



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