

# REAL ESTATE (LAND) & PERSONAL PROPERTY

We will sell at auction the following located at 13380 Osage Ave.  
(4 miles east & south of Birmingham, IA or 4 miles West & South of Stockport, IA)

WATCH FOR THE AUCTION SIGNS ON

## SAT., AUG. 11, 2018 • 10:00 A.M.

CHECK OUR WEBSITE FOR AUCTION FLYERS • [www.FettAuctionService.com](http://www.FettAuctionService.com)

### REAL ESTATE

Manufactured double wide home w/1288 sq ft of GLA, consisting of 3 bedrooms, 2 full baths, situated on 7.38 acres m/l & is located approx 1/2 mile off a hard surface road. Home features a metal roof, log siding, wood deck, wood stove, GFA furnace, central A/C, Rathbun water, electric water heater, leased LP tank (owned by Ferrellgas). LP to be prorated to day of closing. Acreage consists of a detached garage & storage shed. Approx 6 acres is currently being cash rented for 2018 crop season. Seller to retain 2018 income. No lease agreement for 2019. Call Josh Brecount for showings 319-470-8485, Owner requests 24 hour notice

**LOCATIONS:** Section 21, Township 70N, Range 9, Van Buren County, Iowa

**TERMS:** 15% down day of auction, balance due at closing

**TAXES:** present taxes are \$780 & will be prorated to day of closing

**POSSESSION:** Will be given upon finalization of all paperwork

**SHOWING** By appointment only, contact Josh Brecount 319-470-8485

### 4 WHEELER – MOTORCYCLES & BOAT

2005 Sportsman 4 Wheeler, 700 series, Dale Earnhardt 50 yr edition – 2003 Harley Davidson motorcycle, 100 yr anniversary, 18,355 miles – 2013 Yamaha TR-230 motorcycle – 2014 Suzuki RMZ 450 motorcycle, after RG3 suspension upgrade – 1963 Johnson 6HP Boat motor – 142" semi V bottom boat & trailer.

### LAWNMOWER – LOG SPLITTER – LAWN EQUIPMENT

2014 Dixon ZTR-DX100 lawnmower, 61" cut, 27HP engine, dual fuel tanks, rollbar – County line 25T log splitter – Craftsman 48" lawn sweeper – Stihl FS110 weed trimmer.

### SHOP ITEMS

Campbell Hausfield portable air compressor, 20 gal 125 psi – Craftsman power washer, 7.75HP engine, 2700 psi, 2.3 gal p.m. - motorcycle jack – floor jack – numerous small shop items.

### MISC ITEMS

12 pc patio table set – patio swing & umbrellas – 2 wheel wheelbarrow – 2 ton air conditioner & compressor – various used lumber.

### HOUSEHOLD ITEMS

26 cu ft side by side, SS refrigerator, water & ice maker, like new – Maytag auto washer – Kenmore elec dryer – GE portable dishwasher – drop leaf table w/2 chairs – Sharp 60" flat screen TV – Sharp 32" TV – Vizio 25" flat screen TV – sound system – Sony play station & games – VCR & CD player – Nintendo 64 w/4 controls & games – Emerson microwave – leather couch – 2 leather recliners – wooden king size bed w/matching dresser & chest of drawers – queen size bed – Wards 8 cu ft chest freezer – 2 barstools – Champ inversion table – 2 bedside tables – stuffed arm chair – wooden kneehole desk - wooden storage cupboard – coffee & end tables – card table w/4 chairs – sports craft treadmill - Wave master punching bag - entertainment center – lamps - collection of glass bottles (red, green, clear & blue) – craft items – wall rug – knick knocks - kitchen elec appliances – pots, pans & dishware – bedding & linens – various household items not listed.

**TERMS:** Cash or Approved checks • Proper I.D. • Not responsible in case of accidents • Porta potty available • Any announcement made day of sale over the auction block holds precedence over any advertising.

**MR & MRS. STEVEN DAVISSON, OWNERS**

SALE CONDUCTED BY

**FETT AUCTION SERVICE & UNITED COUNTRY LAND PROS.**

AUCTIONEERS: Col. Gary Fett, 641-680-7828 • Col. Curt Fett  
Josh Brecount, Realtor 319-470-8485