

# ACREAGE AUCTION

## SATURDAY, AUGUST 24, 2019 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 8754 COMPETINE ROAD, BATAVIA, IOWA

OR 3/4 Mile North of the Eldon Exit, off of U.S. Highway 34



**REAL ESTATE:** 3-bedroom, brick ranch-style home with huge family room. Eat-in kitchen with newer appliances. This home has a full, partially-finished basement with large family room, utility room plus storage area. Breezeway connects the dwelling to an over-sized 28'x32' heated garage, with an adjoining 20'x24' greenhouse. Situated on nearly 5 acres, with pond plus 46'x60' shop building with concrete floor; a 21'x50' garage and an older frame barn. Rural water. Cardinal School District. Be sure and make an appointment to view this property.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Warranty 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.

**HOUSEHOLD ITEMS:** Tappan refrigerator/freezer; Amana 12 cu. ft. chest-type deep freeze; Cold Spot upright deep freeze; 3-unit office credenza bookcase w/base cabinet; (2) Like new micro-uede 3-cushions sofas w/end recliners; Brown upholstered recliner; Lazy Boy loveseat & matching recliner; King-size bed w/mattress & box springs; Ornate cedar chest; Computer desk; Apartment-size folding dining table w/chairs; Ethan Allen round maple table w/4 chairs; Large asst. of Ethan Allen furniture incl. teacart, student desk, end tables, bench, multi-drawer chest, dresser w/mirror; Maple oval table w/4 matching pressed-back straight chairs; Oak 3-door hutch; Glass-front bookcase; Barstools; Stereo equipment; Pictures & frames; Antique empire 4-drawer chest; Large entertainment center; Wood & metal storage cabinets; Regulation pool table w/accessories; Budweiser neon light; Beam bottles; Christmas decorations; Old Hot Rod & Street Rod magazines; Bedding, blankets & linens; Decorator items; Asst. of pots, pans, dishes; Pet kennels; Large asst. of fishing equipment incl. poles, reels, tackle boxes; 220 window air conditioner; Bicycles.

**COLLECTOR CAR, TRUCKS, TRAC-HOE, TRAILERS:** 1967 Dodge Charger, 2D, fast-back, 383 V8 engine, auto, good interior, 95,000 orig. miles, stored inside; 1997 Ford F350 1T. truck, diesel, auto, 4x4, dual wheels w/11' hydraulic dump box, new tires, 182,000 miles, 1-owner; 1974 Ford F350 1T. 4x2 car hauler, 390 V8, 4-spd, steel bed w/beavertail; Case CX47 DTS trac-hoe, on rubber tracks, cab, front blade, shows 1,911 hours; E-Z Go 3-wheel gas golf cart; Yard dozer, on steel tracks w/Briggs & Stratton engine & 24" manual blade, collector's item; 1964 John Deere 110 riding lawn mower w/round metal seat & mower deck; John Deere 420 riding lawn mower w/60" deck, 3-pt, hydraulics; 16' heavyduty skidloader trailer, 7,000-lb. axles, ramps w/elec. winch; Shop built 35' triple-axle lowboy semi-trailer; 18' enclosed truck box w/roll-up door, for storage; Air-ride axle w/wheels & tires; Shop-built 3-axle hydraulic dump trailer; Troy-bilt rear-tine tiller; Pull-type lawn sprayer; Chipper/shredder; Small 2-wheel trailer; Gas-powered string trimmers.

**WELDERS & TOOLS:** Lincoln Weldonpower AC/DC port. welder, on 2-wheel trailer; L-tec 250 STK square wave welder; Lincoln AC 225 welder, near new; Lincoln 110 wire welder; Miller Mighty 35 wire welder w/tank; Oxyacetylene torch set; Large Homelite generator w/elec. start; Wen 3500-watt port. generator; Wisconsin engine w/elec. start; Power hacksaw; Electric over hydraulic pump; Craftsman 10" radial-arm saw; Like new XL2500 psi gas-powered pressure washer; 6hp upright twin-cyl. air compressor; (2) 3/4hp air compressors; Craftsman base tool cabinet; Delta bench-mount drill press; 3/4hp bench grinder; Large asst. of air tools incl. impacts, chisels, nibblers, sanders & grinders; Chop saw; Welding clamps; Anglehead grinder; Several socket sets; Jacks; Welding rod; Air hose; Shop fans; Lawn mower stand; A-frame hoist; Dual-wheel truck wheel dolly; Shop lights; Lumber; Pickup fuel tank; Toolboxes; Large asst. of wheels & tires; Craftsman metal lathe w/36" bed plus accessories; Oregon chainsaw sharpener; 3/4-drive socket set; Rechargeable drills; Floor-mount drill press; Lots of wrenches, drills, bits, hand tools; Appli-ance dolly; Ladders; Large steel welding bench.

**AUCTIONEER'S NOTE:** Due to health reasons, Jim & Nancy are selling everything and down-sizing. This will be an outstanding auction, with the list incomplete, due to advertising space. We will be running 2 rings, at least part of the day. Bring a friend. Go to our website for pictures – [www.almartinauction.net](http://www.almartinauction.net).

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

**CHECK 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*

## JIM & NANCY DAVIS, OWNERS



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