

FARM AUCTION

SATURDAY, SEPTEMBER 12, 2015 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

21524 COPPERHEAD ROAD, OTTUMWA, IOWA

OR 2 Miles East of Blakesburg, Iowa on Bluegrass Road, then East on Copperhead Road 1 Mile
Auction Signs Will Be Posted

**238 Acres m/l Sections 9 & 10, Adams Township, Wapello County,
Iowa, Selling in 4 Tracts**

REAL ESTATE – TRACT I: 78 Acres m/l with older, 2-bedroom home with large kitchen, living room, full bath, full basement, gas heat & central air; 2-car detached garage with attached open-front machine shed; 50'x60' pole-frame machine shed; 30'x45' Morton machine shed; Frame barn with open-front lean-to; concrete silo; and approx. 5,000 bushels of grain storage; 2 ponds; Rural water; 32 Acres tillable, balance in open, improved pasture and hay land with good fences.

TRACT II: 80 Acres m/l with large pond; 40'x50' pole barn; Approximately 30 Acres tillable; Balance in open, improved pasture and hay land.

TRACT III: 80 Acres m/l with 45.3 Acres tillable, balance in improved pasture and hay land.

TRACT IV: Tracts I, II and III combined, consisting of approximately **238 Acres m/l**. This excellent livestock/grain combination farm with improvements, offered as one unit.

TERMS: 20% down day of sale, balance in cash upon delivery of a Trustee's Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date. Possession of the dwelling upon closing. Possession of the farmland and livestock facilities subject to current rental agreement.

REAL ESTATE WILL SELL PROMPTLY AT 12:00 Noon

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

TRACTORS, SKIDLOADER & EQUIPMENT: 2007 McCormick MTX 120 tractor, cab, FWA, triple outlets, 18.4x38 rear tires, joystick, reverser, w/McCormick L160 quick-attach loader, w/7' bucket & bale stabber, 1-owner tractor, 1370 actual hours; 1992 John Deere 2755 tractor, cab w/air, dual outlets, 1-owner, 6571 hours; 1986 John Deere 2955 tractor, cab w/air, 3-pt, 18.4x38 rear tires, quad range, dual outlets, 3566 hours; Bobcat 440B skidloader, low hours; Vermeer 840 DiscPro mower/conditioner, hydraulic tongue, 540rpm, always shedded, low acres; 1995 John Deere 535 baler, twine tie, always shedded; Sitrex 10-wheel hydraulic-fold high-capacity rake; Land Pride 15' hydraulic-fold 1,000 rpm brush cutter; harvest Hand 6-bale bumper-hitch hay trailer w/stabber; Brillion 15' culti-mulcher; Like new Shaver front-mount post driver; John Deere 12' Model B drill w/grass seed; John Deere 400 grinder/mixer; 4-section harrow & cart; Westfield 7x30 truck auger w/gas engine; IH 37 14' wheel disc; (2) 8T. wagon gears; Knight PTO manure spreader; (4) 250-bu. gravity boxes on 8T. gears; Flarebox wagon & hoist on heavy-duty gear; Bale carrier; 12" post auger; 20' hay conveyor; Grain spreader; Palco chute w/head gate; Several pipe gates-12', 14' & 16'; Wood posts; Poly feed bunk; Wooden feed bunk; Water tank; Posts; Mineral feeder; 3-pt. 7' chisel plow; IH 4-bottom pull-type plow; John Deere #5 sickle mower, for parts; Pickup stock rack; Homemade log splitter & cart.

LAWN MOWERS & TOOLS: Cub Cadet RZT-50 zero-turn riding lawn mower w/22hp Kawasaki engine; John Deere LX178 lawn mower, hydro, 38" deck; Bachtold fencerow mower; 12v. Fimco sprayer for 4-wheeler; Metal chop saw; Pipe vise; Cable jack; Shop lights; Large asst. of hoes, rakes, shovels; Black & Decker circular saw; Post jobbers; Grease guns; Hydraulic jacks; Fence stretchers; Old International corn sheller; Platform scales; Tractor chains.

GUNS & HOUSEHOLD ITEMS: Winchester Model 1200 12-ga. magnum shotgun; Winchester single-shot 22; Western Field Model 60 16-ga. shotgun; Ruger Mini 14 243 caliber rifle w/scope; Ruger 1022 22-cal. rifle w/scope; Daisy air rifle. **GUN PERMIT REQUIRED FOR THE PURCHASE OF ALL FIREARMS.** Whirlpool refrigerator/freezer; Maytag gas oven/range; Maytag auto. washer & matching gas dryer; Maytag square tub wringer/washer; GE microwave; Formica-top dinette table w/6 matching roller chairs; Floral upholstered 3-cushion sofa; Full-size bed w/mattress & box springs; Dresser w/mirror; Lazy boy recliner; Glider rocker w/matching footstool; 7-drawer knee-hole desk; singer elec. Sewing machine in cabinet; Singer treadle sewing machine; 4-drawer chest & matching dresser w/mirror; Wicker trunk; Asst. of kitchen items incl. pots, pans, dishes, roasters, canning jars, pressure canner; Floor & table lamps; Kirby & Hoover upright vacuum cleaners; Asst. of collectibles incl. Precious Moments figurines, old oil lamp, old milk jugs, crock, washboard, cast iron skillets, egg crate.

AUCTIONEER'S NOTE: Be sure & attend this sale as there will be many unadvertised items. Household & tools, hayrack items sell first at 10:00; Real estate sells at 12:00 Noon with tractor & equipment to follow.

**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.

ARCHIE ORMAN TRUST, OWNER

Linda L. Owen, Trustee

Robert M. Box, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.
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