

Absolute Land Auction

Plus Collectible Machinery & Personal Property

Saturday, Sept. 13, 2014 @ 10 a.m.

2273 Cherry Ave • Nodaway, IA

1/2 mile east of Nodaway corner on Hwy. 34 to Cherry Ave.
then south 1/4 mile or 8 miles west of Corning, IA on Hwy 34.

Land Sells at 11:30 a.m.
35.60 acres & 73.40 acres

Brief Legal Description

Parcel #1 - NW1/4 SW1/4 section 4 Nodaway Twn. Adams Co., IA containing 35.60 taxable acres, approx 24 grass acres, balance in timber. Improvements - 46x80 Morton building, built in 1999, 5,000 bu bin, barn & 2 bedroom home. This parcel of ground has been seeded to grass for many years. Sells as is w/septic system update to be buyer's expense if desired. Property does have good well.

Parcel #2 - E1/2 SW1/4 section 4 Nodaway Twn. Adams Co. IA containing 73.40 taxable acres, 44.25 grass acres, balance in timber. Bare land currently all seeded to grass, this farm will have a five year easement for water from well on Parcel #1.

Note: These parcels will be offered separately & not combined. This would be an excellent opportunity to purchase small tracts of land w/a highway location. Parcel #1 would make an excellent building site. The fences are fair to good.

Taxes - Parcel #1 \$850 Parcel #2 \$522, prorated to closing

FSA info - These parcels may have a small corn base as they will be split from another farm.

CSR per Surety Map - Parcel #1 - 49.7 Parcel #2 - 49.3

Terms: 10% down day of auction w/balance due at closing Dec. 1, 2014 when full possession will be given. Deed & abstract will be given at closing time.

Closing Agent - Nielsen Law Office, Corning, IA

Collectible Machinery & Mower

Farmall F-20, 1935, on rubber w/spoke rear wheels, good rubber, should be running by sale day; Swisher XZT 60 zero turn mower, 60" deck, 25HP.

Others Selling:

JD 145 3-16 steerable plow; JD #10 mid mt. sickle mower; JD #45W loader, no welds; JD #44 2-16 clutch plow on steel; JD 2-16 clutch plow on steel; JD 3-14 hyd. plow; JD 2-14 hyd. plow; JD pull type single prong sub soiler.

Collectible, Tools & Misc

Deane & Darlene Brees

Auctioneers: Steve Bergren 712-789-0847 • Brandon Frey 641-782-0633

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence. Restrooms available. Lunch on grounds.

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