

# REAL ESTATE & EQUIPMENT AUCTION

## SATURDAY, SEPTEMBER 17, 2016 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY

### 7206 ASHLAND ROAD, AGENCY, IOWA



**REAL ESTATE:** Outstanding, 3-bedroom, ranch-style home, built in 1998. Over 1,700 square feet main level living space. Beautiful kitchen all oak cabinetry; formal dining area; large living room; family room; 3 spacious bedrooms, 2 full baths on main level. This home has a full, walk-out partially finished basement for additional living space and attached over-sized 2-car garage. All situated on 4.25 acres, with a 36'x60' pole machine shed. This property is located just south of Agency, on paved road, with excellent landscaping and other amenities. Be sure and make an appointment to see this property.

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

**CONSTRUCTION & FARM EQUIPMENT:** JI Case Drott 40DC Trac-hoe, Serial #6270790, cab, 4 cyl. diesel engine, runs & works good; Allis Chalmers HD16 bulldozer, semi-u blade, brush cab, cable dozer, w/rear cable winch; LaPlant Choate 4-wheel cable scraper, Serial #C108-57-1; 1970 IH 1466, cab, WF, 20.8x38 rear tires, 3-pt, sells w/Westendorf WL42 loader; 3-pt. hydraulic backhoe; Westfield 8"x41' PTO auger; Westfield 8"x26' truck auger w/gas engine; Minneapolis-Moline 12' drill. **Consigned by Others:** CrustBuster 20' 3-pt. drill, 7-1/2" spacing; IH 800 12-row 30" semi-mount planter; IH 800 pull-type 13-row 15" bean planter w/monitor; Killbros gravity wagon & gear w/hydraulic drive brush auger.

**TRUCKS & TRAILERS:** 1993 Freightliner Conventional semi-tractor, 400 Cummins, Fuller 9-spd, air-ride suspension, wet kit, 60" sleeper, shows 687,483 miles; 1965 Talbert 36T. triple-axle, detachable neck, low-boy trailer; 1967 Converto 34' aluminum, tandem-axle dump trailer w/roll tarp; 1970 International tandem-axle straight truck, diesel, w/20' box & heavy-duty hoist w/Shurlock tarp, runs good.

**GRAIN BINS:** 9,000-bushel round metal grain bin; (2) 3,000-bushel Butler government bins. **To be removed from site.**

**TOOLS, LAWN MOWER & 4-WHEELER:** Miller Thunderbolt 220 elec. welder; L-Tech mig welder w/tank; Oxyacetylene torch set; Craftsman metal lathe, 36" bed & accessories; heavy-duty metal workbench; Bench-mount 1/2" drill press; Chop saw; Radial-arm saw; Several hydraulic jacks; 3/4hp grinder & stand; Older milling machine; Stationary air compressor; Gas-powered port. air compressor; Large asst. of air tools incl. impact, air chisel, die grinder; Valve grinder & accessories; Metal bandsaw; Floor jack; Battery charger; 1/4-drive sockets; Large asst. of hand tools incl. wrenches, hammers, saws, anglehead grinder, bolt cutters; Battery tester; Cable jack; Tire spreader; Old forge table; 1/2" drills; Log chains; Asst. of hardware items incl. bolts, roller chain, fasteners; Dozer parts; Cable; Air fittings; Folding alum. ladder; Shop lights; 2-wheel pull-type lawn trailer; Handyman jacks; Wheelbarrow; Alum. extension ladder; Steel posts; Fimco pull-type sprayer, brand new; John Deere 316 riding lawn mower, hydro, 50" deck; Heavy-duty lawn roller; Garden plow; Honda Rancher ATV; 14' semi-v aluminum boat on trailer.

**FURNITURE & HOUSEHOLD ITEMS:** Frigidaire side-by-side refrigerator/freezer w/ice & water dispensers in door, like new; Like new Maytag gas oven/range; Maytag auto. washer & matching gas dryer; Like new 3-cushion sofa w/matching chair & ottoman; Regulation-size pool table; Oak entertainment center; Lazy Boy recliner; Glider/rocker w/matching ottoman; Set of maple bunkbeds; Triple dresser w/mirror & matching 5-drawer chest; Large double-door wardrobe; Stainless steel gas grill, like new. **Building Supplies: (5) New Mastercraft framed interior doors; (2) Mastercraft 36" steel doors; (4) Rolls insulation; Asst. of lighting.** Patio set w/glider & 2 chairs; Round tiered table.

**MASTERCARD/VISA DEBIT/CREDIT CARDS**

**AUCTIONEER'S NOTE:** John Hepker is retiring from farming and will sell an outstanding acreage plus farm & construction equipment. There will be many unlisted items. Be sure & attend this sale. Household items, tools & equipment will sell at 10:00 a.m., Real Estate at Noon with trucks, bulldozer, construction equipment to sell immediately following. Check our website for pictures – [www.almartinauction.net](http://www.almartinauction.net).

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

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*

## MR. & MRS. JOHN HEPKER, OWNERS



Auctioneers:  
Jim Kosman  
Roger Clingan  
Todd Carroll

# AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street  
Ottumwa, Iowa  
641-682-5465

[www.almartinauction.net](http://www.almartinauction.net)

Find us on facebook at AlMartinRealEstateAuctionCo