

# REAL ESTATE & PERSONAL PROPERTY AUCTION

We are moving to Michigan and will sell the following located at the corner of W40 & Highway 16, 8 miles north of Bonaparte, Iowa (16040 W40)

WATCH FOR THE AUCTION SIGNS ON

## SAT. SEPT. 23, 2017 • 10:00 A.M.

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

### REAL ESTATE (SELLS AT 12:00 NOON)

**4.66 acres w/7 room home 4 outbuildings & 2 small grain bins.**

**This is a nice home at a great location.**

**DESC:** 7 room home w/ 3 bedrooms, 1 1/2 baths & full basement, LP gas furnace and central air. The home sells w/refrigerator, kitchen range & under counter dishwasher. This acreage has 5 apple trees, 1 English walnut, 1 other walnut tree, 4 outbuildings & 2 small grain bins. Rural water, 3 wells, Electricity from Access Energy services the property - Buyer will be responsible for the septic system.

**LEGAL DESC:** Northwest corner of the northwest of Section 3 in Harrisburg Township in Van Buren County, Iowa (Sec. 3,T69, R8).

**GROSS TAXES:** FOR 2015-2016 \$1,906.70.

**TERMS:** 20% down day of auction, balance due upon exchange of abstract & deed at closing w/possession at this time.

**SHOWING:** by appointment only, contact Josh Brecount, Realtor, United Country Land Pos LLC-Cramer Realty Inc. 319-470-8485.

### LP TANK & CARPORT (immediately after Real Estate)

1000 gal LP tank plus gallons of LP, approx 14 ft by 39 ft carport (14 ft to peak).

### LAWN TRACTORS – MOTORCYCLE – AUTOMOBILE

J.D. 955 tractor w/60" mower deck & 5 ft front hyd blade: diesel, 3 pt turf tires – JD 425 lawn tractor w/54" mower deck – 1977 GoldWing motorcycle – 1974 Honda motorcycle – motorcycle parts – 1984 Pontiac Fiero (parts car, no title).

### MACHINERY & MISC FARM RELATED ITEMS

16 ft tandem axle flat bed trailer – JD 3 pt 5 ft brush cutter – JD 30 bu manure spreader (ground driven) – 2 section harrow – 2 wheel 8 ft x 6 ft flatbed trailer – Model A front axle frame w/DC generator f/welder – cattle panels & gates – Tecumseh gas engine – 2 garden tillers – 2 power pushmowers – 2 10 speed bicycles – set 28" tractor chains.

### TOOLS & MISC ITEMS

elec power washer – Wagler airless paint sprayer – Home Craft wood lathe - Harber Freight metal bandsaw – portable air compressor – large table model drill press – Craftsman 6 gal shop vac – large metal work table – alum ext ladder – all kinds tools, wrenches & etc – hand tools – sewer rat – pressure tank – LP gas space heater - Ant. sheep shearing unit – many other items not listed.

### HOUSEHOLD ITEMS

Roper auto clothes washer – GE elec. dryer - Youngstown metal cabinet w/sink – several 1 & 2 door metal utility cabinets – several metal file cabinets – kitchen table w/chairs - professional drafting table – kneehole desk – large hide-a-bed couch – queen size bed (complete) – dry sink – washstand – grandfather clock – 2 twin beds – Ant. dresser w/mirror & linen drawers – Ant. combination desk & cupboard – Schwinn airdyne exerciser – crystal & other glassware – rinse tub - Geodes – 2 wooden barrels - #2 dinner bell – various household & primitives not listed.

**AUCTIONEERS COMMENT:** This is only a partial listing. Take time this Saturday to join us in viewing all the good merchandise and find just what you need.

**TERMS:** Cash or Approved checks • Proper I.D. • Not responsible in case of accidents • Porta Potty available – Lunch by Rick & Janice Ekle – **Any announcement made day of sale over the auction block holds precedence over any advertising.**

## MR. & MRS. RONALD K. JOHNSON, OWNERS

16040 RT.W40 • HILLSBORO, IOWA

GENE ANDERSON, ATTORNEY FOR SELLERS, BURLINGTON, IA

SALE CONDUCTED BY

## FETT AUCTION SERVICE

AUCTIONEERS: Col. Gary Fett, 641-680-7828 • Col. Cody Fett