

Farm Land & Machinery Auction

Saturday, September 27, at 10:00 a.m.

Location: From the corner of Main and University in Pella West
1 1/4 miles to Neil Drive, East to 926 218th Ave.

Selling approx 60 (subject to survey) acres laying south of Hwy 163 bypass in section 15, Lake Prairie Township Marion Co. Iowa. Farm consists of 45 tillible acres more or less w/the balance waterways and trees. CSR2 rating on crop acres 59.9. Legal desc. available day of sale, FSA records have been released.

Terms: 10% of purchase price down immediately following the sale. Balance on or before Dec. 31 when full poss. will be given. Taxes due and payable in 2015 will be paid by the sellers. Sellers are highly motivated to sell this property but do reserve the right to reject any or all bids. Any announcements made at sale time take precedence over written ads. For more info call Dennis at 641-780-9192 or the sale co.

Immediately following the **Roozeboom Land** we will offer approx 9.5 acres directly north and joining the Roozeboom land. Parcel consists of timber surrounding two large clearings with excellent potential for a close in, private, hideaway building site. Property sells on a total dollar bases. Legal desc. available sale day.

Terms: 10% down with the balance on or before October 31. Taxes prorated. **Ken Van Roekel** is the owner and no longer lives in this area and is ready to sell but does reserve the right to reject any or all bids.

Paul Hietbrink Closing Attorney (on both parcels).

Machinery includes a 76 Farmall 1066 D. w/cab and 3 pt.; 59 Farmall 656 D w/Turbo, wide frt. and 3 pt.; NH 310 sq. baler; NH 258 rake; 2 hay racks; IH 12' disc.; 3 pt. seeder; 6' 3 pt. blade; 12' calf bunk; hog catch chute; misc. fencing; pile of corr. roofing; 2 steel rake wheels; etc.

Also selling for **"Elmer Groenendyk"** a large rack of tools and shop items including an upright and horizontal metal band saw; 110 Century wire welder; space heater; air comp; 24" and other pipe wrenches; 3/4 drive and other sockets; 2 whl. dolly; yellow metal paint; handyman and more jacks; heavy log chains; yard cart and lawn sweep plus lots more antique and modern tools. 9 sheets of new 36" x12' stl. siding; small pony saddle; tread mill; etc. Also a Curtis 80 gal. upright air comp.

Note: Land sells first at 10:00. No Lunch.

Terms: Cash Not responsible for accidents.

Dennis and Tena Roozeboom,
owners 641-780-9192

Sale conducted by Tri-County Auction Co.

Ray Veenstra 641-793-2779 Brad Veenstra 641-780-4077

www.tricountyauction.com