

# Land

40 Acres with Improvements  
Clarke County!

# Auction

"We Sell it the Day You Need it Sold!"



## Saturday, September 30, 2017

Personal Property Sells: 11:00 am

Real Estate Sells: 12:00 pm

1506 Truro Pavement • Osceola, IA

Just north of Osceola on I-35 to Exit #36, 1 1/4 mile west & north!



- \*2010 Chevy Silverado Z71, 4 dr, 4 WD, Only 40,000 miles Luerne running pipes, 5.32, LT, chrome grill guard
- \*2012 Rice tandem axle 18' trailer, bumper hitch, w/ ramps
- \*Yamaha Bear Tracker 4 wheeler
- \*John Deere X390 lawn tractor, Accel 48" deep deck S# 1MOX390AAHM031323, (new w/ only 2 hours)
- \*JD 1025R tractor w/ D120 loader (new w/ only 3.7 hours)
- \*JD 50 gas tractor, power steering, (new rear rubber)
- \*John Deere 317 lawn tractor w/ deck



### Miscellaneous Machinery & Outdoor Items:

- \* Peter Wright anvil
- IH end gate seeder, JD 3pt 2 bottom plow, lawn sweep
- Frontier Rc2048 3pt rotary cutter, steel T-posts
- Barge wagon w/ hoist, elec fence posts, solar fencer
- (5) 21" steel pipe endless fence panels, (2) walk gates
- 500 gal fuel tank w/ elec pump, (13) 9' gates - pipe
- Galvanized turkey feeder, (2) Cupolas, lawn windmill
- ATV 25 gal sprayer w/ elec pump, antique post vise
- MTD Yard Machine 3.5hp garden tiller, firewood
- Lawn & garden tools, hand corn sheller, bird bath
- Concrete donkey & black man lawn ornaments
- Lawn glider, steel lawn chair, aluminum step ladders
- Magna Force vertical 5hp air compressor, hand tools
- Ryobi 18v rechargeable saws & attachments
- Ultra tow aluminum carrier (receiver), many steel wheels
- Galvanized rinse tubs & buckets, Lincoln 225 arc welder
- Antique lawn garden gate, pair of Highland aluminum ramps
- Dewalt power saw, Charbroil gas grill plus many more items!!!



### Miscellaneous Antiques & Household:

- Antique Turnbull's patent scales, primitive kitchen cupboard
- Antique trunks, solid maple fern stand, horse collar mirror
- Maytag Bravos Quiet Series washer & electric dryer
- Kenmore stainless steel side by side w/ bottom freezer & ice maker
- Eastlake child's high back bed, chest of drawers, canning jars
- Hallicrafters World Wide Radio, bedroom set, glassware
- Lots of Blue Willow china, (3) pressure canners, copper boiler
- Milk cans, Schwinn Airdyne exercise bike & much more!!!



### Guns:

- Winchester lever action 30/30 model 94
- Remington Octagon barrel pump 22 cal Marbles site
- Stevens pump shotgun 12 ga Model 820B
- Stevens 20 ga single shot model 94



### Toys:

- JD 5020 D tractor, JD spreader, JD 4WD tractor
- JD 4 row planter, JD sq baler, JD flare box wagon, & other misc toys!!

### General Description of Real Estate to be sold at Noon!

Offering 40 acres m/l conveniently located just 1 1/4 mile off I-35 on Truro pavement, Clarke County, IA. Improvements include a nice 3 bedroom brick Ranch style home and outbuilding. Move-in condition with 2 fully remodeled bathrooms! Double pained windows. Large deck! New white vinyl fence! Also included is a 44' x 62' steel pole building! 2 ponds! (1 is stocked) 40 acre timber and pasture is fenced! Property is sold subject to tenants rights for pasture rental until March 1st of 2018.



Living Space: 2,094 sq ft

Net Taxes: \$3,096

Legal Description:

NW NE, Section 36, Twp 73, Range 26

Terms: Cash or Check, 10% down payment day of auction with balance due on or about October 30, 2017 at closing.



## Fred Werner, Seller

### Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer  
North River Realty, Broker

Larry Van Werden ~ Closing Attorney, Osceola

416 Greene St. Adel, IA (515) 993-4159 ~ [d\\_auction@hotmail.com](mailto:d_auction@hotmail.com)

See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Daugherty Auction and Real Estate Services, LLC.