



Steffensmeier Auction Co.



LARGE REAL ESTATE & PERSONAL PROPERTY AUCTION

2 DAY SALE AT TWO SEPERATE LOCATIONS

FRIDAY SEPTEMBER 29 & SATURDAY SEPTEMBER 30, 2017 AT 10:00 A.M. EACH DAY

LOCATED AT 28942 HWY 16 • STOCKPORT, IOWA & 26318 205 STREET • KEOSAUQUA, IOWA

SALE DAY #1: TO BE SOLD ON FRIDAY SEPT. 30, AT 26318-205 STREET, KEOSAUQUA, IA. (FOLLOWING REAL ESTATE STARTS SELLING AT 12:00 NOON) PRE SALE OPEN HOUSE ON PARCEL #1 TO BE HELD ON THURSDAY SEPT. 21ST.

FROM 4:30 P.M. TO 6:00 P.M. EVERYONE WELCOME TO ATTEND. THE OTHER 6 PROPERTIES WILL BE ADDRESSED BY APPOINTMENT, DO TO THEM BEING RENTED. **PARCEL #1: HOME ON 12.35 ACRES M/L (SOLD SUBJECT TO SURVEY):** RURAL 1 1/2 STORY HOME, W/1.23 ACRE LAKE/POND, & 9.41 ACRES M/L TILLABLE ACRES. THIS 1998 BUILT SINGLE FAMILY HOME OFFERS 1655 SQ FT OF LIVING AREA ON THE MAIN FLOOR LEVEL W/AN ADDITIONAL FINISHED UPPER LEVEL, 4 BEDROOM, 2 BATH W/WHIRLPOOL TUB, MODEST SIZE KITCHEN W/AMPLE WOOD CABINET, DINING AREA, LIVING ROOM & PARLOR ROOM. FULL PARTIAL FINISHED WALK OUT BASEMENT. TWO CAR ATTACHED GARAGE. EXCELLENT COUNTRY LIVING.

PARCEL #2: 29.65 ACRES M/L (SOLD SUBJECT TO SURVEY): 29.65 ACRES M/L OFFERING 10.83 ACRES M/L TILLABLE, CURRENTLY IN HAY & BALANCE IS TIMBER W/EXCELLENT HUNTING OPPORTUNITIES.

PARCEL #3: 2.13 ACRES M/L: 2.13 ACRES M/L, OFFERING AN 30'x45' W/A 8'x45' LEANTO ATTACHED BUILDING, AND A 28'x30' ATTACHED INSULATED SHOP W/WOOD HEAT. 1.2 ACRES M/L TILLABLE, WHICH IS CURRENTLY IN HAY.

PARCEL#4: 703 TEXAS ST. BONAPARTE, IOWA: 4 UNIT APARTMENT BUILDING, BUILT NEW IN 1988, OFFERING 3136 SQ FT OF LIVING AREA. EACH UNIT CONSIST OF 2 BEDROOM, LIVING ROOM, KITCHEN & ONE BATH. EACH UNIT COMES W/STOVE, REFRIGERATOR, WASHER & DRYER.

PARCEL #5: 105/107 NORTH 44 STREET, FARMINGTON, IOWA: 2 UNIT SINGLE FAMILY RENTAL PROPERTY, 1890 BUILT, OFFERING 1914 SQ FT OF LIVING AREA. EACH UNIT OFFERS 2 BEDROOMS, LIVING ROOM, KITCHEN & ONE BATH.

PARCEL #6: 2043 ST. PAUL 2ND STREET, ST PAUL, IOWA: 4 UNIT APARTMENT BUILDING, BUILT NEW IN 1975, OFFERING 2788 SQ FT OF LIVING AREA. EACH UNIT CONSIST OF 2 BEDROOM, LIVING ROOM, KITCHEN & ONE BATH.

PARCEL #7: RIVER FRONT PROPERTY AT BENTONSPORT, IOWA: NW 300' OF THE UPPER PUBLIC LANDING S. OF BLOCK 17, BENTONSPORT, IOWA, & UPPER PUBLIC LANDING S. OF BLOCKS 15 & 16, EAST 200', ALL IN SECTION 35, TOWNSHIP 69, VAN BUREAN COUNTY, IOWA. 1.13 ACRES M/L LOCATED ON THE RIVER BANKS OF THE DES MOINES RIVER IN BENTONSPORT, IOWA.

TERMS OF REAL ESTATE SALE: 20% DOWN PAYMENT ON SEPTEMBER 29, 2017, BALANCES DUE ON OR BEFORE NOVEMBER 15, 2017, AT TIME OF CLOSING, UPON DELIVERY OF DEED & MERCHANTABLE ABSTRACT OF TITLE. (ALL ABOVE LISTED PROPERTIES). IF SAME BUYER PURCHASES PARCELS #1 & #2, THEN ONLY ONE DEED & ONE ABSTRACT WILL BE PROVIDED.

POSSESSION: ON OR BEFORE NOVEMBER 15TH, 2017, SUBJECT TO FINAL PAYMENT & EXECUTION OF CLOSING. (ALL ABOVE LISTED PROPERTIES).

REAL ESTATE TAXES: ANY & ALL REAL ESTATE TAXES TO BE PRORATED TO DATE OF POSSESSION, BASED UPON THE LAST AVAILABLE TAX STATEMENT. (ALL ABOVE LISTED PROPERTIES).

DOZER, TRACTORS & SKIDLOADER: CAT D4H LGP SERIES II HIGH TRACK DOZER W/30" PADS, 10' 6 WAY BLADE, 4679 HRS (909B2B00400); JD 950 D SUBCOMPACT TRACTOR W/60" MOWER DECK, 8 SPD, 3 PT. TURFF TIRES, 305 HRS; '75 AC 180 D TRACTOR W/WIDE FRONT, 3 PT. 2814 HRS, 18.4X28; SET OF SKIDLOADER TRACKS.

FARM MACHINERY & HAY: VERMEER 605 C BIG ROUND BALE; MF #124 TWINE TIE BALER; JD 3 PT 7' SICKLEBAR MOWER; JD #260 7' 3 PT DISC MOWER; KEWANEE 9' 3 PT BLADE; 6' 3 PT BLADE; 4' 3 PT BOX SCRAPER; 6' QUICK TACH ROCK PICKER ATTACH; WOODS 8' PULL TYPE ROTARY MOWER; KEWANEE 18' WHEEL DISC; 12' PULL TYPE WHEEL DISC; 5 WHEEL WHEEL RAKE; CAMPBELL RUNNING GEARS W/8X16' HAYRACK; 3-8X16' TREATED WOOD HAYRACKS ON RUNNING GEARS; 16' HAYRACK ON 5T GEARS; 14' HAYRACK ON 3T GEARS; 2 RUNNING GEARS; 3 PT BROAD CAST SEEDER; 2 HORSE BUMPER HITCH HORSE TRAILER.

CARS, TRUCKS AND: '99 CADILLAC DEVILLE 4 DR SEDAN CAR W/32 VALVE NORTHSTAR V-8, AUTO, 100,xxx PLUS MILES. LOADED; '93 FORD 7 PASS VAN W/V-8, AUTO; '83 DODGE RAM 350 VAN W/EXTRA ENGINE, AUTO TRANS; FORD ECONOLINE 350 7 PASS VAN W/DSL ENGINE, AUTO, 46,147 MILES; WHITE FORD VAN (PARTS); '73 MERCURY COMET 4 DR SEDAN CAR W/3 SPD, 34,XXX MILES; FORD RANGER (PARTS); SCRIP PICKUP & CAR.

LD MOWER, SNOW REMOVAL EQUIP & YARD EQUIP: JD X495 DSL RIDING LAWN TRACTOR W/60" DECK; DIXIE CHOPPER XW 2500 ZERO TURN MOWER W/72" DECK & KOEHLER ENGINE; MODEL A 40 QUICK TACH 7' SNOWBLADE; WESTERN 7' FRONT MOUNT SNOWPLOW W/LIGHTS; SNAPPER 30" SELF PROPELLED AUGER FED SNOWBLOWER (LIKE NEW); TROY BILT 22" AUGER FED SNOWBLOWER; ARIENS 9.05 CI 22" AUGER FED SNOWBLOWER; PULL TYPE STUMP GRINDER W/WISCONSIN GAS ENGINE; ECHO SRM 225 GAS TRIMMER; 5 JD MOWER DECK; BRAVE PULL TYPE LOG SPLITTER/W/1HP BRIGGS; POULAN PRO GAS LEAF BLOWER; STHIL 192T GAS CHAINSAW; 22" GAS HEDGE TRIMMER; 3.5HP WALK BEHIND EDGER; 5 GAS WEED TRIMMERS; ATV SPRAYER W/POLY 15 GAL TANK; PULL TYPE SPRAYER W/90" BOOM & 25 GAL POLY TANK.

MOTORCYCLES, ATVS, SNOWMOBILES, BOATS & TRAILERS: KAWASAKI NINJA 250 MOTORCYCLE W/4043 MILES; YAHAMA 650 SPECIAL MOTORCYCLE W/13,5xx MILES; SEVERAL PARTS MOTORCYCLES; MISC MOTORCYCLE PARTS; YAMAHA TTR90 MOTORCYCLE; HONDA BIG RED 3 WHEELER; MOTORCYCLE CARGO TRAILER; 6'X8' ALUM ENCLOSED SNOWMOBILE TRAILER; CRESTLINE ALUM SEMI V-BOTTOM JON BOAT; BOAT TRAILER; 18' ENCLOSED TRAILER W/CARGO DOORS & DROP FRONT LOADING DOOR; 10' ALUM BED TRAILER ON RUNNING GEARS; 5'X8' BUMPER HITCH TRAILER W/DROP RAMP GATE; 4'X8' BUMPER HITCH TRAILER FOLLOWING NEED REPAIRS; KAWASAKI NINJA 250 MOTORCYCLE W/12,900 MILES; YAMAHA FAZER MOTORCYCLE W/22,xxx MILES YAMAHA 500 DIRT BIKE W/ICE TIRES; '75 HONDA XR75 MOTOCYCLE; SUZUKI DIRT BIKE; SMALL KAWASAKI MOTORCYCLE; '04 POLARIS 700 SPORTSMAN 4X4 FOUR WHEELER W/WINCH; YAMAHA BEAR TRACKER FOUR WHEELER; HONDA SPORTS TRAX 300 EX 4 WHEELER; HONDA 250X FOUR WHEELER; POLARIS 600 XC SNOWMOBILE W/4685 MILES; POLARIS INDI 448 SNOWMOBILE; NEWMAN 17' FIBERGLASS RUNABOUT BOAT W/120HP 1/0 MERCURISER & DILLY TRAILER; GLASTRON BOAT W/TRAILER; HAROLD GAS 5 WHEELER. **CAR PORT TIRE MACHINE, TOOLS & MISC:** 20'X40' METAL CAR PORT; COATS 40-40 TIRE CHANGER; 5HP 28 GAL AIR COMPRESSOR; KING KRAFT 2000 WAIT GENERATOR; STACK ON 9 DRAWER STACK TOOL CABINET; 5/8" BENCH DRILL PRESS; 1/2" DRILL PRESS; 2-8" BENCH GRINDERS; STHIL TS 350 CONCRETE QUICKIE SAW; CENTERFUSE OIL SEPARATOR; 4" SIDE GRINDER; DEEP IMPACT SOCKETS; COMBO WRENCHES; 20 HYD JACK; SURE BONDER FINISH & BRAD NAILER KIT; SHOVELS; RAKES; SPADE; HEAVY PRYBARS; 2 TOOL CARTS; SNOW FENCE; 2 ROLLS OF #9 WIRE; 2 SHOP VACS; 6 NEW 4' SHOP LIGHTS; NEW AIR HOSE REEEL; PAINT SPRAY GUN KIT; BUBBLE TIRE BALANCER; GAS WALL HEATER; PALLET RACKING; 1000 GAL LP TANK; 12-250 GAL POLY TANKS IN METAL FRAMES; 4" TRANSFER PUMP W/KABOTA GAS ENGINE; 3" TRANSFER PUMP W/HONDA 160 GAS ENGINE; ONENS 4.0 RV GENERATOR; OILS & LUBES; BOLT BINS W/BOLTS; FUEL GANS; SEARS DIGITAL JEWELRY SAFE; METAL/WOOD SHELVING UNITS; HAND PALLET TRUCK; PORT. SET OF STEPS; 8 NEW & SEVERAL GOOD USED TIRES; METAL LOCKER; GWINDOW AC'S; 5 FUEL BARRELS ON STANDS; FUEL BARREL W/GAS BOY PUMP; MISC LUMBER.

APPLIANCES, FURNITURE & HOUSEHOLD GOODS: FRIGIDAIRE 18 CU FT REFRIG/FREEZER WHIRLPOOL 18 CU FT REFRIG/FREEZER; FRIGIDAIRE 17 CU FT REFRIG/FREEZER; KENMORE 30" LP GAS STOVE; AMANA 30" ELEC STOVE; FRIGIDAIRE 30" ELEC STOVE; PORT. DISH WASHER; WHIRLPOOL FRONT LOAD WASH MACHINE; GE FRONT LOAD ELEC DRYER; MATTAG AUTO WASHER; KENMORE AUTO WASHER; GE ELEC DRYER; 2 COIN OPERATE AUTO WASHERS & A COIN OPERATED ELEC DRYER; WHIRLPOOL MICROWAVE; 84" LEATHER SOFA W/BUILT IN RECLINERS; 5 PC SECTION SOFA W/BUILT IN RECLINER; ROCKING CHAIR; WOOD ROCKER; FORMICA TOP DINING TABLE W/8 CHAIRS & 2 LEAVES; MAPLE STEPPACK BREAK FRONT CHINA HUTCH; OAK S ROLL DESK; 3 BENTWOOD BARSTOOLS; 2 ROUND OAK STOOLS; OAK ENTERTAINMENT CENTER; 8 DRAWER CHEST OF DRAWERS; WALNUT OFFICE DESK; COMPUTER DESK; GLASS TOP END TABLES; GABLER UPRIGHT PIANO; 4 DRAWER METAL FILE CABINET; FLOOR LAMP; 4 PC METAL PATIO SET; STAINLESS FOOD GRADE TABLE; STAR COMM. GRADE HOT PLATE; ROUND CENTER PEDIestal TABLE; 2 WOOD RACKS ON CASTER; KNEEHOLE DESK; LARGE WOODEN CABINET; 2 SHELVING UNITS; CENTURION FIRE PROOF COMB GUN SAFE; LARGE ASST OF AMMO; UPRIGHT GUN CABINET; 6 OLD PADLOCKS; WINCHESTER PADLOCK; 2 OLD LARGE PRISON PADLOCKS; ALCATRAZ BALL & CHAIN SHACKLES; METAL UTILITY CABINET; CANNING JARS; CIDER PRESS; 2 PELLET GUNS.

DAY #2 SATURDAY, SEPTEMBER 30, 2017 AT 10:00 A.M.

COMMERCIAL REAL ESTATE: (REAL ESTATE WILL BE THE FIRST ITEM SOLD). 8820 SQ FT COMMERCIAL SHOP BUILDING ON 4.34 ACRES, OFFERING 1296.60 SQ FT OF OFFICES SPACE/LIVING QUARTERS, W/REMAINDER AREA OF 7.523 SQ FT, CONSIST OF SHOP AREA & WAREHOUSING. THIS BUILDING CONTAINS A 28'X14' OVERHEAD DOOR, A 20'X14' OVER HEAD DOOR, A 15'X14' METAL ROLL DOOR & WALK IN DOOR. OFFICE & LIVING AREA IS FULLY FINISHED W/HEAT, WATER & AC. THIS PROPERTY ALSO OFFERS A NEWER DIGITALPLATFORM SCALE.

TERMS OF REAL ESTATE SALE: 20% DOWN PAYMENT ON SEPTEMBER 30, 2017, BALANCES DUE & PAYABLE ON OR BEFORE NOVEMBER 15, 2017, UPON DELIVERY OF DEED & MERCHANTABLE ABSTRACT OF TITLE.

POSSESSION: ON OR BEFORE NOVEMBER 15, 2017, SUBJECT TO FINAL PAYMENT & EXECUTION OF CLOSING.

REAL ESTATE TAXES: ANY AND ALL REAL ESTATE TAXES TO BE PRORATED TO DATE OF POSSESSION, BASED UPON THE LAST AVAILABLE TAX STATEMENT.

TRUCKS, TRAILERS & AUTOS: '00 MACK NEW YORK 25 YD PACKER TRUCK W/E-7 DSL, AUTO, 100,xxx MILES; '02 MACK STUB NOSE GARBAGE TRUCK W/20 YD PACKER BOX, RENAULT DSL, AUTO, 122,000 MILES; '94 19000 ROLLOFF TRUCK W/M-11 CUMMINS, 9 SPD EDEN, MILES UNKNOWN; '99 CCC GARBAGE TRUCK W/PACKER BOX, CAT DSL, AUTO, 86,xxx MILES; '95 MACK GARBAGE TRUCK W/16 YD PACKER BOX, RENAULT DSL, 87,xxx MILES; '96 DODGE RAM 2500 PICKUP W/CUMMINGS DSL, AUTO, 100,xxx MILES PLUS; '96 FORD F-350 DUALY PICKUP W/10' HYD LIFT FLATBED, 5.8 V-8, 5 SPD, 69,xxx MILES (NEEDS CLUTH); '98 F 350 F SERIES STRAIGHT TRUCK W/GARBAGE PACKER BOX (DON'T RUN); F700 STRAIGHT TRUCK W/DSL ENGINE, AUTO, 135,xxx MILES; '94 FORD AERO MAX 19000 SEMI TRACTOR W/5TH WHEEL PLATE, 195,xxx MILES, ROAD RANGER TRANS, FORD DSL ENGINE; '07 FORD F250 4x4 PICKUP W/97,xxx MILES, 5.4 GAS ENGINE, AUTO; '96 FORD F250 HEAVY DUTY 4X4 PICKUP W/460 V-8, AUTO, 96,xxx MILES, AND WESTERN 7.5" SNOWPLOW; '92 FORD F250 XLT EXT CAB 2X4 PICKUP W/213,xxx MILES, 6.9 DSL, AUTO; GMC KODIAK STRAIGHT TRUCK (PARTS); OLDER PACKER TRUCK (PARTS); THOMAS VISTA 3600 SCHOOL BUS CONVERTED INTO GARBAGE TRUCK W/16 YD PACKER BOX; DOOLITTLE 24' BUMPER HITCH TRAILER W/2 3500# AXLES; LEONARD 22' TANDEM AXLE BUMPER HITCH FLATBED TRAILER; 20' BUMPER HITCH FLATBED TRAILER (BROKEN AXLE; '90 FORD ECONOLINE 150 8 PASSENGER VAN W/5.8 V-8, AUTO, 96,xxx MILES.

SKIDLOADER, FORKLIFT TRUCK, LIFT TRUCK & JET SKI: 2002 CAT 242 DSL TRACK SKIDLOADER W/PERKINS, SHOWS 2400 HRS, SOLID RUBBER TIRES & QUICK TACH THUMB BUCKET NEEDS HYDRO REPAIRS; EXTRA QUICK TACH THUMB BUCKER; ROSS 60,000# FORKLIFT TRUCK; I.H. PAY LOADER (NEEDS WORK); 2 WALKING FORKLIFTS; BOMNBARDIER JET SKI W/TRAILER; SKIDLOADER BUCKER W/THUMB.

TRASH DUMPSTER CONTAINERS & COMPACTORS: 30 YD SELF CONTAINED PACKER; 4-40 YD ROLL OFF CONTAINERS; 3-30 YD ROLL OFF CONSTRUCTION CONTAINERS; 2-8 YD REAR LOAD DUMPSTERS; 21-6 YD REAR LOAD DUMPSTERS; 46-4 YD DUMPSTERS; 9-3 YD DUMPSTERS; 174-2 YD DUMPSTERS; 1-1 YD DUMPSTER & 581 156 GAL GARBAGE TOTERS; 2 STATIONERY COMPACTORS.

TOOLS & SHOP ITEMS: COATS RIM CLAMP 7060AX SIDE BEAD BREAK, TIRE CHANGER; COATS 350 COMPUTERIZED TIRE BALANCER; 1" AIR IMPACT; LARGE BENCH GRINDER ON STAND (3 PH); COMBO WRENCHES; SOCKETS; ASST OF SMALL HAND TOOLS; 2 TOOL CABINETS; DEEP IMPACT SOCKETS; OILS & LUBES; CHOPSAW; SHOP FAN; OIL DRAIN PAN/CONTAINER; NAPA PARTS CABINET; 20' ALUM EXT LADDER; PALLET RACK SHELVING; OLDER BOAT ON TRAILER.

DISCLAIMER: STEFFENSMEIER AUCTION CO. & SELLERS DOES NOT GUARANTEE ACTUAL MILES/HOURS WE REPORT WHAT IS SHOWN ON THE METER AT THE TIME OF LISTING. ALL CHECKS MUST BE ACCOMPANIED W/A BANK LETTER OF CREDIT, THAT BECOMES THE PROPERTY OF STEFFENSMEIER AUCTION CO.

NOTE: BUYERS WILL HAVE 14 DAYS FORM SALE DATE TO REMOVE ALL PURCHASED ITEMS. THER WILL BE MORE ITEMS THAN WHAT IS ADV & POSSIBLY, SOME ITEMS MAY NOT BE THERE SALE DAY.

TROY SEDORE & EMILY SEDORE OWNERS
ROBERT REDING & CURTIS DIAL ATTORNEYS FOR SELLERS

STEFFENSMEIER AUCTION CO.

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CLERK: KELLEY STEVENSON. CASHIER: TINA MENKE.

TERMS: CASH OR COLLECTABLE CHECK W/BANK LETTER OF CREDIT APPROVAL, TO COVER THE AMOUNT OF CHECK.