

ACREAGE AUCTION

80 ACRES M/L

To Be Sold in 3 Tracts

SATURDAY, OCTOBER 5, 2013 10:00 AM

Outstanding 3-bedroom, ranch-style home, full finished basement, Breezeway to attached garage, 3-seasons room, Large 3-car garage with workshop area plus 2-car garage

5091 LAKE ROAD, OTTUMWA, IOWA

Located approximately 2 miles south of the Ottumwa City Limits on paved road

TRACT I: Outstanding 3-bedroom ranch-style home with updated kitchen, full finished basement, breezeway to attached garage, 3-seasons room plus large 3-car garage with workshop area, with additional 2-car garage. Situated on approximately 30 acres with over half being tillable. Currently all seeded & used as hay land, with excellent fences and highway frontage. Served by Rural Water.

TRACT II: 10 Acres (approximate) situated across road from Tract I. Currently all seeded & used as hay land, including some timber and highway frontage.

TRACT III: 40 Acres adjoining Tract I on the East side, currently pasture & some timber. Large pond, excellent fences, open-front livestock shed and 160th Avenue road frontage.

AUCTIONEER'S NOTE: Tracts I & II are subject to survey, at Seller's expense, unless purchased by same Buyer.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty **Deed**, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL AT 12:00 NOON

For further particulars and an appointment to view this property, please call the Auction Company 641-682-5465.

PICKUP, TRACTOR & EQUIPMENT: 2004 Ford F250 XLT ext. cab PU, 4x4, V8, auto, w/approx. 14,000 actual miles; 2003 Polaris 330 Magnum 4x4 ATV, front & rear racks, 213 miles; Ford New Holland TN-75 Synchro Command tractor, front-wheel assist, 3-pt, dual outlets, left-hand reverser, roll-bar canopy, joystick, 1,268 actual hours, sells with Woods 32LA loader, always shedded; Quick attach bale stabber for loader; Hesston 1120 9' mower/conditioner, less than 500 acres, always shedded; Vermeer WR20 8-wheel pull-type rake, hydraulic fold, used 1 season, always shedded; John Deere 606 3-pt. brush cutter; 3-pt. 6' adjust. blade; 12' Kewanee wheel disc; Hay rack & gear; Ferguson 2-bottom 3-pt. plow; 10' single disc; 3-pt. bale carrier; Mayrath 30' elevator; 8' culti-packer; Old Farmall H, for parts; 3-pt. Winpower posthole digger; 3-pt. wood splitter; 1991 Keifer 16' bumper livestock trailer, like new; Palco chute w/palpation cage; Wooden pickup stock rack; 2-wheel trailer; Asst. of wood & steel posts; Barb & woven wire; Iron pile; Old hay loader; Asst. of gates.

PORTABLE BUILDINGS: 12'x20' metal carport; 8'x12' port. bldg. on skids; 6'x8' port. bldg. on skids. **TOOLS:** Craftsman commercial 10" radial-arm saw; Craftsman heavy-duty drill press; Craftsman 12" band saw/sander; Delta contractor model 10" table saw w/52" fence; Delta commercial 10" table saw; Dewalt 770 radial-arm saw; Plywood cutter; 12' alum. brake, like new; New Generac 5,000-watt generator, never used; Makita 12" compound mitre saw w/dust collector; Jet edge horizontal & vertical sander; 6" jointer/planer; LB White hanging heater; Delta shop air cleaner; Several alum. & fiberglass extension ladders, 20' to 40' in length; 24' alum. walk plank; Several stepladders; Asst. of steel scaffolding; Planks & jacks; Ladder jacks; 5hp power trowel; 12' & 16' Concrete chutes; Large asst. of concrete tools; (3) Stihl chain saws; Poulan chain saw; Elec. pole saw; LB-1 laser alignment transit; Dovetail jig; Anglehead grinders; Power sanders; Battery chargers; Gas-powered post auger; Clipper brick saw; (3) Kerosene blast heaters; Bench grinder; New mortiser & dowel jig; 1/2" & 3/8" elec. drills & rechargeable drills; Wheelbarrow; Delta saw; Stihl & Poulan weed eaters; Sanborn upright 60-gal. 220 air compressor, like new; Sawzall's, jig saws, circular saws; Shop lights; Air nailers; Drop cords; Edge bending system; Several material stands; Bar clamps; Craftsman base tool cabinet & top box; Grease guns; Trowels; Tarps; Cable jack; Log chains; Vise; Hoes, rakes, shovels, pitchforks; Ryobi chop saw; Delta 240 12" planer.

LAWN MOWER: 2013 Dixon tractor-style riding lawn mower, 24hp, 54" deck, hydro, purchased new this year; Pull-type lawn sweeper; Pull-type lawn roller; Pull-type lawn trailer; Pull-type dethatcher; Lawn spreaders; Like new Lawn Boy 21" self-propelled lawn mower.

HOUSEHOLD ITEMS: Whirlpool side by side refrigerator/freezer w/ice & water dispenser in door; Maytag auto. washer & matching elec. dryer; Like new Crosley upright deep freeze; Round formica-top dining table & 4 roller chairs; Oak 54" single-pedestal dining table w/6 matching chairs; 3-pc. cherry bedroom suite w/full-size bed, complete, dresser w/mirror, matching 4-drawer chest; Upholstered straight chairs; Cherry double-door glass-front gun cabinet; 30"x60" walnut office desk; Baby bed; Large asst. of kitchen incl. pots, pans, dishes, crockpot, coffeemaker, blender, Pyrex, canning jars & other kitchen items; (2) Bicycles; Ornamental windmill; Birdbaths; Lawn ornaments; Floor & table lamps; Asst. of toy tractors, some NIB;

GUNS: Winchester Model 190 22 rifle w/Weaver scope; Marlin 60 stainless steel 22 semi-auto. rifle; Harrington & Richardson Topper Model 158 20-ga. single-shot; Winchester Model 37A 12-ga. shotgun; Daisy BB gun. **GUN PERMIT REQUIRED FOR THE PURCHASE OF ALL FIREARMS, NO EXCEPTIONS.**

AUCTIONEER'S NOTE: This is an outstanding sale of well-maintained equipment and contractor tools. Mr. Phillips was a contractor in the Ottumwa area for a number of years, owned quality equipment and maintained it to the highest standards. There will be many unadvertised items in this sale.

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

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

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.

GERALD & ANNA MARIE PHILLIPS REVOCABLE TRUST, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

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