

BEAUTIFUL COUNTRY SETTING - COME & SET THE PRICE!!! Real Estate & Personal Property Auction

October 15, 2016 • 10:00 A.M.

Merrill Robison Trust

1965 Ohio Rd. • Corydon, Iowa 50060

Located 2 1/2 miles West of Corydon, IA on Hwy. 2 then North 2 miles on 105th St. to Ohio St.

Real Estate 3.6 M/L acres subject to survey.

Never smoked in 1400 sq. ft. electric heated home built in 1972 by master craft carpenters Eudean Lord & Leck Tuttle, 3 bedroom, kitchen w/appliances, built in dishwasher; water softener; living room; 1 1/2 bath upstairs; 11'x23' concrete patio; 700 sq ft family room & kitchen in basement; shower & laundry in basement; laundry chute to basement; 2 car attached garage w/ramp into house; good roof; radon & sump pump in basement. Wayne Community School District, Rathbun Rural water, Clarke Electric; 5 or 6 yr old Central air. Property includes 50'x72' Morton Building, 30'x45' steel building, 2600 bu grain bin, 7,050 dryer bin, and 4100 bu dryer bin. Tenant has rights to bins until March 1, 2017. Taxes \$1620.52 will be prorated to date of possession.



Terms: \$10,000 earnest money day of auction made payable to closing Attorney Mike Craver, 303 W State, Centerville Iowa 52544, 641-856-2244. Possession will be in approximately 60 days w/balance due at closing. Information provided by the seller & Auction Company is deemed to be reliable. Buyers are responsible for their own inspections & due diligence on this tract. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. This property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. All announcements made day of auction take precedence over any printed material. Sellers desires to sell, but reserves the right to accept or reject any or all bids.

Machinery & Outdoor Items: 5000 Ford tractor, 1966, wf, gas w/dual hyd loader; Kewanee 9' blade; 2510 Bushhog mower, 10'; 2R horse cultivator; alum ladder; Reddy heater; 3500W generator All Power, new; 1/2" & 3/4" drive sockets; lawn cart; lawn sweep; tiller MTD front tire; fertilizer spreader; steel post; used fencing, wire, panels; lumber; air tank; tools; live trap; elec fence; grease pump; water shutoff; **Household: will sell last** - Maytag washer & elec dryer; Elna sewing machine; couch w/recliners on both ends; drop leaf table & 4 chairs; 5 stuffed chairs; round table, adjust up & down; folding table & chairs; pictures; hanging lamp; projector screen; Wedgewood; clear glass; set of china; books; milk glass; decorative plates; canister set; exercise bike; stereo w/8 track; canning & blue jars; graniteware; wicker baskets; Tupperware; desk; set of 3 crock bowls; food processor; crockpot; Larry Anderson elk print.

Terms: Cash, Good Check or Credit Card w/a 4% convenience fee. Not responsible for accidents, theft or inadvertent errors in advertising. Nothing removed until settled for. Lunch by Denise

PRUNTY AUCTIONS & REALTY, LLC

701 W Jefferson • Corydon, IA 50060

BURTON PRUNTY 641-344-9595 • DOUG GOBEN 641-344-4746

SCOTT PRUNTY 641-344-6683 • TIM PRUNTY 641-895-9421

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