

# LAND AND ACREAGE AUCTION

DONNA JEAN LIRA

SATURDAY, OCTOBER 16TH, 2021 • 9 AM

18299 Hwy S-70 • Plano, IA 52581

Driving directions: 9 mi. west of Centerville, Ia on hwy 2, then approx. 2 1/4 mi. north on paved S-70 or 7 miles south of Bridgeview on Lake Rathbun on S-70.

Donna is building a new home and moving to be closer to family and will sell this acreage and farm land located in Johns Township sec. 16, T-69N, R-19W in Appanoose county in Iowa. Plan on attending all day for the livestock equipment, household/antiques, shop supplies and a 1972 JD 3020, NF, synchro, gas tractor w/less than 4000 hrs. purchased new by her father.

## Real Estate Sells on Site @ 9 AM

**Parcel #1:** 5.25 ac. m/l with a 48'x26' Stratford ranch style home, purchased in 2002 and set on a full basement. 6" walls and rafters w/a 24.6x20' garage complete w/garage door opener. Side by side refrigerator/freezer, gas stove, microwave, dish washer, and a 500 gal. propane tank sells with this parcel. Large Trex decks both front and rear. 3 bedrooms and 2 full baths w/a tub in one and a shower in the other. Large mature trees as well as younger ornamental and fruit trees. Mature cedar wind break on both west and north side of home.

**Other Property Details:** Near new perimeter fence; 40x32 steel covered barn w/stalls and warming room; 15.5x10.5 steel dog house w/concrete floor and shaded exercise lot; 60'x30' shop building w/pens and cattle working area; 75'x35' red iron building open on the south; Mature garden area, strawberry beds, grape arbor and raspberry patch; (2) small grain bins; rural water at 3 outside hydrants.

Taxes are approx. \$2177 gross, buyer will be responsible for bringing septic system up to code

**Parcel #2:** 75.34 ac. m/l of highly productive NHEL land. Land is open for the 2022 season. Taxes are \$779.00 gross m/l per year. Buyer will be responsible for putting in a new field entrance.

Parcel 1 & 2 will be offered separately & then as a whole. Terms on both will be 10% down w/balance & possession in 45 days. All payments on real estate will be made to seller attorney T Anders @ MCHSI.com Centerville, Ia closing agent. Both parcels will be sold w/a 5% buyer premium added at closing. Buyers are responsible for their own inspection & due diligence on the property. No liabilities are assumed by sellers or the auction company. Property to be sold as is where is w/no warrants expressed or implied. The property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Announcements made sale day take precedence over any and all printed materials.

**Households and other Acreage Items:** beautiful oak entertainment center w/display case and doors w/side wings; couch, loveseat; glider chair; beautiful oak china hutch; refinished antique oak vanity dresser w/mirror; 1950's Howdy Doody book & string puppet; oak queen bed; western lamps; cuckoo clock; antique mantle clock; lots of christmas decor; brass figurines; violin w/case; antique high speed inductor; Elna sewing machine w/case; wooden trunks; antique books; Jaymar miniature piano; rooster clock; cloth seed sacks; wooden shoes; decorative ceramic cats; lots of figurines; random dolls & children toys; wooden alphabet blocks; dart board; old bibles; records; crock jugs; cream cans; several bayonets; bull whips; antlers; several saddles; bridles; horse blankets; hay feeders; GWS portable feed bin; vintage jars; sheep & goat dehorner boxes; lots of buckets, rubber & plastic; lawn cart; narrow front 3020 JD tractor, weighted up, new rear tires; standard amounts of end wrenches; screw drivers; bolts; shop shelving; misc shop & garage items.



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