

# ACREAGE AUCTION

SATURDAY, OCTOBER 17, 2015 10:00 AM

13153 HWY. 5, MORAVIA, IOWA

OR 2 Miles South of Moravia on Hwy. 5 Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a single-story, 3-bedroom dwelling w/2 full baths, eat-in kitchen, large family room plus living room. This home was recently completely remodeled, inside & out, with newer siding, roof, furnace, air conditioning, electrical & plumbing. Situated on 1 acre with rural water and highway frontage. This property has a 28'x28' 2-car detached garage with concrete floor, built in 2000; plus, a 24'x36' Morton building with concrete floor, built in 2007. This acreage has fenced yard with plenty of mature trees. If you are looking for that easily maintained acreage on a paved road, be sure & make an appointment to inspect this property.

**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 or an appointment to inspect the property, please call the auction company: 641-682-5465.

**APPLIANCES, FURNITURE & ANTIQUES:** Amana 16' cu. ft. refrigerator/freezer; 7 cu. ft. chest-type deep freeze; GE microwave oven; GE auto. washer & matching elec. dryer; Large 3-pc. oak entertainment center; Daewoo 17" color TV w/remote control; Metal 2-door cabinet; 2-drawer cabinet; Antique 4-drawer dresser w/wishbone mirror; Antique occasional table w/marble top; (2) Cane seat straight chairs; Handmade cedar bench; Hand-painted Gone With The Wind-style table lamp; Milwaukee & Rock Island railroad lanterns; Old barn lantern; 5-gal. Western stone jar; Electrified hand-painted oil lamp w/crystal prisms; Old lamp shade; (3) Antique oil lamps; Antique occasional table w/drawer; Several antique picture frames; Corner shelf; Wooden rocker; Canister set; Wicker stand; Old carpenter's toolbox; Luggage; Antique Hy-Vee Flyer coaster wagon; Christmas tree & decorations; 4-drawer chest; Exerciser; (2) Metal storage cabinets.

**PEDAL TRACTOR, TRACTOR, PICKUP, 4-WHEELER & TOOLS:** Deutz Allis 8070 pedal tractor, all original; Ford 861 Powermaster tractor, gas, WF, 3-pt, completely redone w/new paint, new tires, looks & runs like new; 1997 Chev. 3500 PU, V8, 4x4, single rear wheel, 1T., approx. 148,000 miles; 2004 Yamaha Kodiak 450 4x4 ATV; 4'x8' steel box 2-wheel trailer; Big Ox 8' 3-pt. blade; Ford 2-bottom 3-pt. plow; Like new Husqvarna rear-tine tiller; Power leaf shredder w/Briggs & Stratton engine; Pull-type lawn sweeper; ATV seeder; Fimco ATV sprayer; Houdini hydraulic log splitter on wheels, gas engine; Front blade for AC lawn & garden tractor; Pair of rear spoke wheels for John Deere B; Pair of old style John Deere weights; Front weight bracket for John Deere 420 or 430; Pair of Massey Harris rear wheel weights; Old wooden front-mount buck rake; Several iron rake wheels; Elec. fencer; Steel welding table; 1/2" drill; Toolboxes; Hoes, rakes, shovels; Antique wrenches.

**AUCTIONEER'S NOTE:** Ivan & Cindy have moved to town & will sell an outstanding acreage and superb line of antiques, tractor & equipment. Be sure & attend this sale. Check our website for pictures: [www.almartinauction.net](http://www.almartinauction.net).

**TERMS: CASH/ GOOD CHECK**

**POSITIVE ID REQUIRED**

All property must be settled for before removal – All items sold as is where is  
Not responsible in case of accidents.

**MASTERCARD/VISA  
DEBIT/CREDIT CARDS**

*Announcements made day of sale take precedence over any advertising.*

**IVAN & CINDY WRAY, OWNERS**



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

**AL MARTIN REAL ESTATE & AUCTION CO.**

307 Church Street  
Ottumwa, Iowa  
641-682-5465

[www.almartinauction.net](http://www.almartinauction.net)

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