

# PUBLIC AUCTION

65.34 ACRES M/L

RATHBUN LAKE AREA

REAL ESTATE... WOODWORKING TOOLS... MACHINERY

SATURDAY, OCTOBER 20, 2012 • 10:00 AM

14756 SOUTHFORK PLACE • MYSTIC, IOWA

North of Mystic on T14 to J5T, Then West on J5T to 150th Ave, North on 150th to Southfork Place, Turn West to first property on right side of road (road to Southfork Boat Dock/Marina).

~~~~~  
What a great opportunity to purchase property located next to the government ground & only approximately 1/2 mile to the Southfork Boat Dock and Rathbun Lake on a hard surfaced road. This nice farm has a like new 40' x 60' Steel Building w/2 overhead doors, walk thru door, concrete floor & 2 ponds. BEAUTIFUL AREA. WHAT A GREAT PLACE TO BUILD A NEW HOME. LAKE STORAGE! WILDLIFE!! COMBINATION FARM! MANY POSSIBILITIES!

**REAL ESTATE TERMS:** FARM sells at 12:00 Noon

10% of the Bid Price to be Paid Down at the close of the Auction w/Balance Due At Closing. Buyer shall enter into a written agreement w/the Seller at the close of the Auction. Real Estate Taxes will be prorated to date of closing & possession. All announcements made sale day take precedence over prior advertising either written or oral. This information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, etc. are approximate. There are no expressed or implied warranties pertaining to this farm. Real Estate is being sold "As-Is".

**For Information:** Contact Janet Demry Sales Associate

641-895-4310 641-856-6408 Office 641-437-4848

Action Realty Iowa Realty 200 N. 12th St. Centerville, Iowa

Bob Rosencrants, Broker

**PERSONAL PROPERTY:** AC D17 Tractor w/Loader (good condition, WF, tractor all redone); AC Quick Hitch 3 Btm Plow; Quick Hitch Blade; Quick Hitch Bale Mover; Carry All; Wagon w/hyd lift/JD Gears; Wagon Gear; 18' Bumper Hitch Flat Trailer; Homemade Log Splitter w/8HP Gas Engine on Wheels; DR PROFESSIONAL Power Yard Vacuum & Chipper; Woodworking Shop Tools==Dewalt 12" Mitre Saw; Craftsman 10" Radial Arm Saw; Duracraft 12" Swing 37" Center to Center Wood Lathe; Dremel 16" Scroll Saw; Sander/Grinder; Delta Radial Drill Press; Craftsman 12" Bandsaw; Craftsman older Tablesaw; Craftsman Planer; Delta 12" Port Planer; Grissley Dust Collector System (G1028/G1029); Performax 22-44 Plus Sander; Champion 5500 Watt Generator; 5 HP 13 Gal Air Compressor; Briggs-3000 PSI Gas Power Washer; Craftsman 50HP 24" Snowblower; 2 Ladders; Front Tine Garden Tiller; Walk Behind Trimmer w/6HP Engine; Lawn Cart; Rd Metal Picnic Table w/Benches; 2 Steel Wagon Wheels; Wooden Glider; Metal Lawnchairs; DR Comm Weeder; Barn Boards; Lathe Tools; Dewalt Grinder; Dewalt Cordless Drill; Milwaukee Drill; Numerous Drills, Saws, Sanders; Hand Tools; Shelving; Cabinets; Wheelbarrow; Wood Clamps; Hunting/Camping Supplies; Yard/Garden Tools; 4 Chainsaws (Craftsman, Stihl, McCullough); 15" Anvil (from Griffinsville Blacksmith Shop); Wood Ext Ladder; Rough Cut Oak & Walnut Lumber; Car Ramps; PLAN TO ATTEND, EVERYTHING IS IN VERY GOOD CONDITION.

Website: [demryauctions@gmail.com](mailto:demryauctions@gmail.com) AD & PICTURES

**SELLER: TISHA & THE LATE MERRILL STEPHEN (STEVE) SHEPARD**

**DEMRY AUCTION SERVICE**

**JANET DEMRY**

**TOM R. DEMRY**

**641-856-6408 • 641-895-4310 • 641-895-2508**

**JR. LAWSON 641-208-2454**