



Joe (Guy) Guter Estate Auction



160 Acres m/l of beautiful timber, crop and pasture land as well as Personal Property

Saturday, October 27, 2018

23446 Whiskey Ridge Road

Ottumwa, IA 52501

(Approx 1 1/2 miles NE of Munterville)



Driving directions: 11 miles West of Ottumwa or 10 mile East of Albia Iowa on US 34, to Monroe-Wapello Road. North approximately 2.8 miles to Whiskey Ridge Road – Follow Whiskey Ridge Road East approx 1.8 miles to sale site.

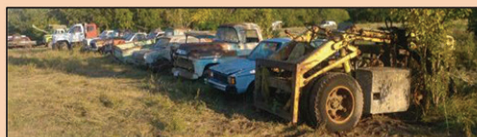
Personal Property - Sells @ 8:00 AM



Chevy SS-56 Bel Air; Chevy 10 pickup; Camaros; Chevy DD; IH Loadstar 1700 Rollback 21' deck w/hoist & wench; IH Loadstar 1700 truck & chassis; Top Kick 18' flat bed LoPro; Chevy Apache 31 pickup; Lincoln Continental suicide doors; Monaza Spyder 4.3 L V8 Chevy; Pontiac Catalina; El Camino; Fleetmaster; Lincoln; Corvair 110; Ford Galaxy 500; Corvair 700; Ford Falcon; Plymouth Plaza 2 door; Ford-O-Matic town sedan; Thunderbird; Pontiac Firebird; GMCs; 280 ST Mercedes Benz; Mazda; motorcycles; bicycles; snowmobiles; 3 wheelers; lawn mowers; boats; boat trailers; (5) pickup box trailers; 2 row pickers; side dump spreaders; harrow carts; balers; flare box wagons; planters; augers; drills; chisel plows; discs; bur mills; rotary cutters; silage wagons; JD 400 grinder rotary hoes; cultipackers; narrow front MiniMo tractor; auger wagons; plows; 6 bale trailer; 1 arm loader; Mark Twain 16' boat; John Deer BWA disc; field cultivators; rakes; combines;



Personal Property to include approximately 1000 salvage items and rare finds: Some titles without vehicles and some vehicles without titles.



Real Estate - Sells @ 4:00 PM

Real Estate to be sold in 3 tracts

Tract #1: 38 Acres m/l in Polk Township of Wapello County, Iowa; Sec 5, SW SE Sec 5-T72-R15 23446 Whiskey Ridge Road Ottumwa, Iowa; Approx. 2/3 open land balance woods; Whiskey Ridge cuts off the building site however the .7 acre and the building site sell as part of Tract #1. Terms \$20,000 down day of auction, balance due at closing. Possession at closing subject to tenants rights. Taxes \$582 per year;

Tract #2: 39.42 acres m/l in Polk Township Section 8 of Wapello County, Iowa; NW NE Sec 8-T72-R15 mostly open land with some wooded areas. Terms \$20,000 down day of auction, balance due at closing. Possession at closing. Taxes \$690 per year;

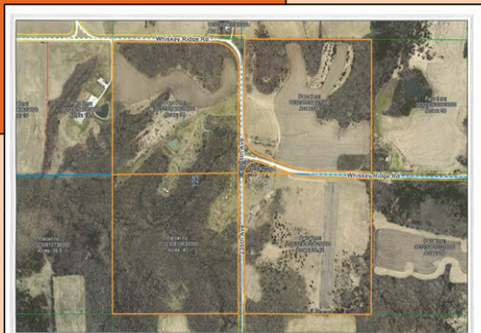
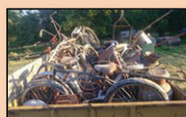
Tract #3: 78 Acres m/l: 38 Acres m/l in Polk Township, Section 5 of Wapello County, Iowa; SE-SW Section 5-T72-R15; Taxes \$450 per year; 40 Acres m/l in Polk township Section 8 of Wapello County, Iowa; NE NW Section 8-T72-R15 Terms: \$40,000 down day of auction, balance due at closing with possession subject to tenants rights; Taxes \$322 per year;

Attorney for the Estate: Greg Life, 102 First Ave East, Oskaloosa, Iowa 52577.

All down payment checks to be made out to Greg Life Law.

Taxes will be prorated to the date of possession.

All sales subject to court approval.



All information here is deemed to be reliable. Neither sellers nor Wagner-Dent Auctions make any warranties either expressed or implied as to their accuracy. Potential bidders are urged to do their own due diligence and make their own inspections.

Pictures and more detailed information is available at **Wagner-DentAuctions.com**

Wagner-DentAuctions.LLC

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Lunch by Chicks in the Sticks

Restrooms available onsite



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