

ACREAGE AUCTION

10 ACRES

SATURDAY, OCTOBER 28, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

24084 WHISKEY RIDGE ROAD, OTTUMWA, IOWA

6 Miles South of Eddyville OR 3 Miles North of U.S. Highway 34, on Monroe-Wapello Road,
then East 3/4 mile on Whiskey Ridge Road
Auction Signs Will Be Posted

REAL ESTATE: 10 Acres which includes 3-bedroom, 2-bath 2003 model manufactured home. Nearly 2000 square feet in size. Large kitchen, formal dining area, living room, family room, oversized master bedroom with adjoining full bath. Attached 30'x32' garage, with 12'x20' deck. 42'x54' Morton building; 54'x60' open-front pole barn; 3 metal grain bins with a total capacity of over 30,000 bushel; Plus 20'x80' multi-purpose building. Rural water. Large pond. Be sure & make an appointment to inspect this outstanding acreage.

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 & HOUSEHOLD ITEMS: Whirlpool refrigerator/freezer w/bottom freezer; Woods upright deep freeze; Sears Kenmore auto washer & matching elec dryer; Panasonic microwave; Like new 3-cushion floral upholstered sofa & matching loveseat; Brown upholstered recliner; Oak formal dining table w/6 matching pressed-back straight chairs; 5-pc. solid oak bedroom suite incl. king-size bed, dresser w/mirror, chest & 2 nightstands, like new; Large near new oak curio cabinet w/glass lighted shelving; Large 3-section entertainment center w/side curio cabinets; Brown leather upholstered sofa; Large mahogany coffee table & 2 matching end tables; Oak coffee table w/matching end tables & sofa table; Antique cedar chest; Upright vacuum cleaners, Dyson rechargeable vacuum cleaner; Floor & table lamps; Platform rocker; Small writing desk; Tan upholstered recliner; Large asst. of collectible items incl. bisque, china-head & Cabbage Patch dolls, Mary Gregory vase, pressed & crystal glassware, figurines, teapot collection; (2) Red glass-based dresser lamps; Full-size bed w/mattress & box springs; Asst. of pots, pans, dishes & kitchen items, 4-slice toaster, meat slicer, coffee makers; (2) Wooden barstools; Indian maiden statue; Asst. of Western artwork; Large elephant statue; Freestanding jewelry cabinet; Folding chairs; Shelving; 3-pc. oak entertainment center w/side curio cabinets.

PICKUP, UTV, LAWN MOWER & EQUIPMENT: 2004 Dodge Ram 1500, quad cab, 4x4, full power, approx. 35,000 actual miles; 2015 Polaris Ranger XP900, w/hard cab, front winch; Front blade for Polaris; 2011 single-axle 5'x10' trailer w/ramp gate; John Deere X724 Ultimate lawn mower w/62" deck, 4-wheel steer, 740 hours; Massey Ferguson 21' tandem disc w/21" blades; Dunham Lehr 18' harrow-gator; Massey Ferguson 21' field cultivator w/harrow attachment; John Deere 530 baler w/monitor, 540 rpm; Vermeer 605A round baler - Both always shedded; Heavy-duty Soil Mover hydraulic dirt scraper; Heavy-duty 3-pt. shop-built posthole digger; IH 540 6-bottom plow; Shop-built bale unroller; Shop-built 3-pt. high-lift bale stabber; Shop-built bale clamp for John Deere loader; Gold Circle port. corral system incl. w/approx. 15 panels, head gate & palpation cage; Massey Ferguson 925 mower/conditioner; Mayrath 8" 60' auger; 4-section harrow & cart; 3-pt. 4-section rotary hoe; (10) John Deere suitcase weights & bracket; John Deere Cat II quick-hitch; 2-wheel trailer frame; 3-pt. seeder; Homemade heavy-duty tandem-axle dual-wheel flatbed trailer w/hydraulic dump; (2) Homemade truck bed wagons.

TOOLS: Campbell Hausfield 220 upright air compressor; Milwaukee chop saw; Cutting torch & cart; Homelite & McCulloch chain saws; Drill press; Dura-craft 8" table saw; Gas-powered 3000 psi pressure washer; Fiberglass stepladders; 100-gal. divided fuel tank for pickup w/dual pumps; Pickup toolbox; (2) Port. blast heaters; ATV sprayer; Grinder & stand; Coats manual tire changer; Lawn mower lift; Drive-on car ramps; Welding bench; Welding tools; Buffer & stand; Anvil; Hammers, wrenches, screwdrivers, bolt cutters, socket sets, hand tools; Toolboxes; Handyman jacks; Anglehead grinders; Log chains; (2) Floor jacks; Small port. air compressor; Shop vac; Post driver; Fence stretcher; Air tools; Platform scales; Auger hopper; Asst. of fencing incl. steel posts & wire; Battery charger.

AUCTIONEER'S NOTE: Be sure & attend this outstanding sale of real estate, vehicles, tools & equipment. Check website for pictures - www.almartinauctions.com.

**TERMS: CASH/GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

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

Announcements made day of sale take precedence over any advertising.

LA VON HAINES TRUST, OWNER

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

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www.almartinauctions.com

