

LAND AUCTION

Wednesday, November 2, 2016 - 10:00 AM

14091 - 120th Avenue • What Cheer, IA

**77 Acres m/l, located 3 miles North of What Cheer, Iowa on Hwy 21,
then West on 140th Street (Jct 120th Ave. & 140th Street)**

Southwest corner, E 1/2 NE 1/4 Section 29-77-13

**Level to gently rolling farm land, 40x60 machine shed, older 2-3 bedroom
home (needing TLC), house is sold in "As Is" condition.**

FSA Information:

Tillable Acres: 68.22

Corn 35.2 acres PLC yield 153

Beans 32.9 acres PLC yield 49

CSR2 69.16

Taxes: \$2,406.00/year

TERMS: 20% down day of sale, balance at closing in 45 days after the auction.

Possession on farmland on or before March 1, 2107, buildings at closing.

After the farm: Farmall H w/loader, new battery, snow blade, gas (run good); 1928 Farmall F-20, hasn't run for a few years, looks good; Magna Force 4-1/2HP air compressor; Gen Power 10 5000 watt generator; Lawnboy 522R snowblower; (2) Agri-Fab lawn sweeps; alum ext ladder; Rubbermaid lawn cart; utility cart; 5HP pushmower; battery charger; McCullough chainsaw; Sawsall; bulldozer elec fence; 1.5HP shop vac; air pig; tractor chains; lawn tools; hand tools; floor safe; 1950's chrome table & chairs; Kenmore refrigerator (like new); GE chest freezer; Golden Technology elec lift chair; blonde bedroom set; Whirlpool Ultimate care washer/dryer; hall tree; hide-a-bed sofa; Singer sewing machine; elec stove; Aladdin lamp; hobby horse; Pyrex colored mixing bowls; pink bird TV lamp; 2 trunks; egg basket; cream can; crocks; Turner print w/white egrets; CI baby bed; clear glass epergne; Lidtka Bros Motor Service Montezuma adv therm; Elliots Feed - Deep River picture; Wemer & Wemer Gibson adv; general household items.

Check our website for pictures and info.

Alan Morrison, Etal



HI-\$ AUCTION

641-622-2015

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