

FARMLAND/ACREAGE AUCTION

We will offer for auction the following Farmland located at 1710 – Nutmeg Ave, Washington, IA which is 4 1/2 miles South of Kalona on Hwy 1, then 1 mile East on 170th St. or 7 miles North of Washington on Hwy 1, then 1 mile East.

Fri – Nov 1, 2019 – 9:00 am

195 ACRES M/L FARMLAND SELLS @ 10:00 am

5 Acres m/l w/Home, Buildings & Bins

TRACT I: 80 ACRES M/L – CSR2 80.6 - TRACT II: 115 ACRES M/L – CSR2 80.3

TRACT III: 5 ACRES M/L W/4 BEDROOM HOME, BUILDINGS & BINS

To be sold as 3 Individual Tracts The first buyer has the option to purchase Tract I or Tract II or both Tracts.

Note: The Buyer of Tract I & II will be 100% responsible to comply with the regulations of the CRP Contract & the Seller shall not be held liable. The Seller will provide a survey if Tract II & Tract III are purchased by separate parties. Duwa's Auction Service LLC shall assume no liability for any errors, omissions or inaccuracies in the information provided. All critical information shall be independently verified. **TERMS:** The Real Estate is being sold in "As Is" condition. Buyers must have financing pre-arranged as Auction is not subject to financing or any inspections. 15% down payment to be made day of auction w/balance due on or before December 17, 2019, at which time the deed & abstract will be delivered. **CLOSING:** On or before Dec 17, 2019. **POSSESSION:** Tracts I & II immediately following the completion the harvest of the 2019 crop. Tract III: At closing, except for the 2 bins which the Tenant is reserving till Aug 1, 2020. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

Personal Property Selling at 9:00 am

JD B TRACTOR – CHEVY PICKUP – BUICK CAR – FARM

ITEMS: JD-B tractor; '96 Chevy 1500, Vortec V8-auto, 2WD pickup, w/159,847 miles, cloth interior, bucket seats; 1999 Buick LaSabre w/225,329 mi; Horse drawn 1 R walk behind cult; Ford trip bucket loader w/ front pump; Wire panels, Steel posts; Elec fence posts; Misc lumber; 12' alum. ladder; 6' Werner stepladder; Small air compressor; LP tanks; **JD 445 LAWNMOWER – LAWN/GARDEN & SHOP TOOLS:** JD 445 lawn tractor w/1509 hrs; JD STX38 lawn tractor w/2 bag grass bagger & 38" deck; JD LT 105S weedeater; B&D elec lawn edger; Alum 4 wheeler ramps; Craftsman laser trac table top drill press; Bench grinder on stand; MBC toolbox; Older Blue Star tablesaw; Power Craft angle grinder; Homelite XL chainsaw; Hand tools;



FURNITURE & APPLIANCES: Amana washer; Maytag elec dryer; Amana 10 cu ft chest freezer; Older brown Frigidaire refrigerator; Speed Queen wringer washer; 1995 Roth Construction by Todd Earnest Oak rolltop desk; 2 blue Lazy Boy recliners; Cream/tan couch; Maroon swivel rocker; Walnut Grandmother clock w/ Tempus Fugit works; Mahogany china cabinet; Oak entertainment center; Oak type 2 door cabinet; Duncan Phye sq oak tables; Broyhill 4 pc queen size bedroom set w/Prestige Tritec mattress set; Pine single bed; 2 single beds; Pine, Mahogany & Maple chest of drawers; Orion flat screen TV; 13" Polaroid TV; Singer 413 port sewing machine;



PRIMITIVES – COLLECTIBLES – GLASSWARE: Art Deco chest of drawers; Hickory rocker; Metal frame full size bed; Quarter sawn oak dresser; Granite top green table; Ptd 1 drawer table; Waterfall cedar chest; Ornamental yard windmill; Handmade windmill weather vane; Washtub; Pete Schlabaugh golf ball sign; Schlabaughs – Pete & Clara sign; 12 place Haviland Bavarian dinnerware w/Rose pattern & accessory pieces; Hand ptd plates/bowls; 2 Pyrex nesting bowls sets; Blue stoneware bowl; Iris/Herringbone bowls, sugar, butter platter, etc; Moss Rose ironstone plates/cups/saucers; Kerosene lamps; Blue canning jars; Costume jewelry; Starflower/Cherry Wattware pitcher-Farmers Supply (w/damage); Pressed glass compote, pitcher, bowls, tumblers, cr/sugars, relish, etc; Pink dep bowls, divided dish, vase, etc; Handmade high wheel wagon toy; Vintage table cloths; 1946 Lodge belt buckle; Kalona Fall Festival pins '70-'90's; Children's books; Chatter telephone; Fisher Price bus & phone; Assorted Tonka dump trucks; Skelly 5 gal can; **KITCHEN – HOUSEHOLD:** GE Microwave; Sunbeam mixer; Wabalco elec skillet; Lifetime cookware & skillet; Pressure cooker; Crock pots; Bread machines; Salad maker; Victorio strainer; Granite canner & roasters; Canning jars; Granite refrigerator dishes; Waffle iron; Coffee pots; etc.



ORDER OF SALE: Household & hayrack items, 10am-Farmland followed w/Tractor, vehicles, mowers & furniture.

Omar (Pete) & Clara Belle Schlabaugh Family Farm

Executor: Dawn Schrock. Attorney: Mike Brenneman, PO Box 66, Kalona, IA 52247

AUCTIONEER: Dwight Duwa 319-646-6775

Web: duwasauction.com Terms: Cash or ck w/ID.

Not responsible in case of theft or accidents.