

FARMLAND - MACHINERY HOUSEHOLD AUCTION

143.71 Acres m/l - 16305 - 180th Street, What Cheer, IA

Wednesday, October 31, 2012 @ 10:00 AM

**From What Cheer, IA go East on 180th Street 2-3/4 miles to farmstead
or North of Sigourney, IA on V45 4 miles to 180th St., then West 3-3/4
miles to the building site.**

Auction to be held at building site.

Parcel 1 - house with approximately 6 acres m/l. 2 story farm house with 2300 SF built in 1913, wrap around porch, several bedrooms, attached and basement garages, rural water. 500 gal. LP tank. Buildings include: 10,000 bu Conrad dryer bin (2006), 22 x 27 4 stall horse shed w/tack room, small open front hay shed, machine shed, & open front hog shed w/cement apron. **Taxes:** \$1450.00 +/-

Parcel 2 - 137.71 acres m/l with approximately 123.6 tillable FSA acres, 55 CSR, level to rolling farmland, 2 ponds, terraces. **Taxes:** \$2580.00 +/-.

Parcel 3 - Combination of Parcels 1 & 2: 143.71 acres, 127.6 tillable, FSA 76.4 corn base w/104 bu. yield & 19.6 acre bean base w/32 bu. yield, house & buildings.

TERMS: 20% down day of auction. Balance upon completion of the survey (if needed) and delivery of abstract. If no survey, balance due at closing on or about December 10, 2012. Taxes prorated to closing. Possession on or before March 1, 2013.

**Machinery & Household sell on
Saturday, November 3 - 10:00 AM, same location.**

Machinery: JD 4450 MFWS tractor; New Holland TR86 combine w/6 row corn head & 16 ft bean platform; JD 1210A grain cart; Kinze 6 row planter; 530 Bobcat skid loader; Krause 22' disc Model 14; 14' soil finisher; Westfield 24' transport auger w/motor & 60' x 8" auger; Gehl 250 spreader; IH 826 tractor "as is"; gravity wagon; 4 section harrow & cart; JD 400 grinder/mixer; 16' bumper livestock trailer.

2011 Dodge 4x4, 4 door pickup fully loaded; 2005 Toyota Tacoma 4x4, ext cab, 90,000 miles; Kawasaki Brute Force V-twin 750 4-wheeler.

4 wheeler sprayer; hay rake; lawn mower trailer; JD riding mower; Dixon riding mower; golf cart; cattle head chute; 2 older Toyota pickups; shop tools; Cornwell toolbox; pedestal grinder; air compressor; cutting torch & welder; portable corral gates; fencing supplies; power washer; drill press.

Horse Related: 5 Purebred Arabian horses; pony cart & harness; saddles; bridles; lead ropes; horse trailer.

Household items: gun safe; gun cabinet; AK47; 30-06 rifle; 870 Remington shotgun; .22 rifle; muzzle loader; fishing tackle & rods; bear rug; elk antlers 6x6; 55" TV; washer/dryer; recliner; floor lamp; dining table & chairs; round oak kitchen table; 4 rolling kitchen chairs; curio cabinet; king bed; queen bed w/hutch & dresser; full size water bed frame w/6 drawers; deep freezer; rocker/glider; hutch; 12 place settings of china; 2 toy boxes; 2 trunks; love seat & red chair; 2 antique dressers; BBQ grill.

Duane George & Vickie George - Owners



HI-\$ AUCTION

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