

Estate

47 Acres M/L Madison County

*Stocked Pond!

Auction

"We Sell it the Day You Need it Sold!"

Sunday, November 2, 2014 • 12:00 Noon!

1755 Quarry Trail • Winterset, Iowa

**From I-35: 8 miles west on Hwy 92, north on Quarry Trail
2 miles (around the corner) then 1/4 mile west on Quarry trail.**

1948 Oliver Cletrac Dozer
John Deere 455 lawn tractor 54" (1257 hrs)
1963 Farmall 706, gas, WF, 18.4-34 rubber good
w/Westendorf TA29 loader (S#5675S-F)
Suer Rhino hyd 3 pt blade
Hyd wood splitter on 2 wheel trailer
John Deere 1032 snowblower w/chains
1951 McCormick Farmall cub tractor S#137336
w/25 gal sprayer John Deere 709 3pt 8' mower
John Deere 450 sickle bar mower
Rhino SP Heavy Duty 3 pt. Post auger
Iron wheel rake, 3 pt. Bale mover
Steel posts, quick hitch land leveler
Wagon w/ end gate seeder
Quick hitch tiller, quick hitch 1 bottom plow
(4) iron sleigh runners, steel wheels
Iron wheel flat bed gear
(4) wooden wagon wheels
706 tire chains, log chains
(2) antique hand corn shellers
Hay trolleys

Bagger cart for John Deere mower
Lawn cart, walking plow
Kohler older gas generator
Lincoln welder 225 amp
Reddy 110,000 BTU heater
Belt driven drill press from Kennedy Station
Air tools
Welding table w/ manual vise
Stihl FS 74 gas weed whacker
Acetylene outfit w/ tanks
(3) Stihl chainsaws (064-AV, 036, 011 AVT)
Shop tools, lawn & garden tools
Delta floor model drill press
Delta 4" x 6" power hack saw
Bench grinders, air hoses
Engine hoist, 3 1/2 ton floor jack, wood clamps
C clamps, power tools, air tank
Portable air compressor, hay knives
2 man saw, ice tongs, jack stands
Plus much miscellaneous!!!

General Description: Offering this 2 Bedroom/2 Bath 1568 sq. Ft. Bermed home w/outbuildings located on 47 acres. Hot water heat in floors. Central Air! Custom oak kitchen cabinetry, hardwood floors/carpet. Jacuzzi in master BR. Double fireplace LR/BR. built in 2000. Stocked pond!

Land: 44.8 Acres farmland (with the option of being split up), 20.8 acres cropland w/ave. CSR Rating of 49.8. Sharpsburg & Lamoni soils

Taxes: \$2,698.00 Pond stocked w/bass, catfish & bluegill 40'x60' Wick Bldg w/Elec & Water

Terms: 10% Down payment day of sale w/balance due on or about December 2, 2014. Sold w/NO Contingencies. Possession at closing. Land sold subject to tenants rights until March 1, 2015.

Ted Murphy Estate

Daugherty Auction & Real Estate Services, Inc.

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