

# FARM & RECREATIONAL LAND AUCTION

## Thursday, November 7 – 10:00 AM

19622 180th Street • Sigourney, IA

At the farm located 4 miles north of Sigourney on V45 to 180th Street, then west, located on the south side of the road.

### 76 ACRES M/L IN 2 PARCELS

**Parcel #1** - 7.8 acres m/l w/a 2 bedroom cabin (kitchen, living room, den, bathroom w/corner shower, elec heat, window air, electric on breakers, vinyl siding, metal roof), rural water, cement patio, cement fire pit area, dock, 2 acre +/- well stocked pond, pine trees, all well kept. Beautiful setting.

**Parcel #2** - 68.2 acres m/l with 65.25 tillable acres, 55 CSR +/-, tiled & terraced, (2005) 51x81x16 Wick machine shed w/partial cement and inside shop, rural water.

**Parcel #3** - combination of parcels #1 & #2. **Total taxes:** \$1,688.00

**TERMS:** 20% down day of sale w/possession & closing in approximately 30 days on cabin & January 1, 2014 on farm land. Actual acres determined by survey if sold separately.

#### AFTER THE LAND SELLS:

**Personal Items to sell:** Lincoln 225 amp welder; Grizzley 14" bandsaw; Craftsman Radial arm saw & shop vac; Buffalo drill press; IH hyd Cylinder; Chicago cutoff saw; 24" crescent wrench; SK socket set; car ramps; creeper; 2 bolt bins full; 3 metal shelving units; squirrel cage fan; 12 meat locker storage units; Homelite gas weedeater; 3 pt carry all; fencing supplies; alum pickup toolbox; outhouse storage shed; ext ladders alum & wood; paddle boat; Prowler 50# trolling motor & near new battery; fishing poles; 4 wood picnic tables; 4 ft benches; patio table & chairs; gas grill; turkey fryer; elec heater; wheelbarrow; Premier de-humidifier; 55 gal barrels; tractor mirror; lots of shop & hand tools; drawbar; 2 large vises; oak display shelving; kitchen table & chairs; set of knives; lumber; other misc items.

## Joe & Julia Parcell - Owners



# HI-\$ AUCTION

641-622-2015

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