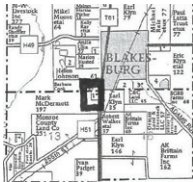


# ACREAGE AUCTION

## SATURDAY, NOVEMBER 9, 2019 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 4960 MONROE-WAPELLO ROAD, BLAKESBURG, IOWA



**REAL ESTATE:** This property consists of nearly 6 acres, at the South edge of Blakesburg, Iowa, with older 1- 1/2-story frame dwelling. This home has updated kitchen with newer cabinets, full bath, with one bedroom down and 2 bedrooms up. Large open front porch and enclosed rear porch. Outbuildings consist of a 45'x75' Morton building, which includes finished 1-bedroom living quarters, with living room/kitchen combination and full bath of approximately 600 square feet. Balance of the building is insulated shop area with concrete floor, constructed in 1980. There is a 24'x64' open-front Morton building, for livestock shelter or machinery storage. Also located on the property is a 36'x36' pole utility building, constructed in 2013, which would make an excellent garage. Included as part of the property is a large pond and pasture area. This property has rural water, which is connected to the dwelling and the outbuildings. Located on a paved road, this acreage, with some TLC, could be a show place. Be sure and make an appointment to inspect this property.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

#### REAL ESTATE WILL SELL AT 12:00 NOON

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

**TRACTORS, TRUCKS & EQUIPMENT:** 1990 Case 5140, FWA, cab, dual outlets, 3-pt, reverser, sells w/Case 510 quick-attach loader w/bucket & bale spear; 1969 IH 656, gas, hydro, WF, 3-pt; John Deere 50 tractor, NF, disassembled, ready for restoration; 2002 Ford F350 XLT truck, 4D, 7.3 diesel, 4x4, auto, w/flatted, dual wheels, non-running; 2002 Ford F450, 7.3 diesel, 5-spd, single-cab, 4x4, dual wheels, w/contractor's utility box, non-running, & includes Lincoln Ranger welder, gas-powered twin-cyl. air compressor; 2002 Ford F550, 4D, auto, 4x2, w/utility box, non-running; Rough terrain heavy-duty LP gas forklift w/6 cyl. Chrysler engine, non-running; Case IH 15' grain drill; Near new Work Saver 3- pt. hydraulic post driver; Kilbros 250-bu. gravity wagon & gear; IH 37 14' wheel disc; Lundell 3-pt. chisel; 3-pt. bale stabber; Shop-built log splitter; AgriVal port. mixer w/13hp Honda engine; Wagon running gear; Apache 2-wheel 20' feed bunk; Asst. of gates & panels; 10T. bulk bin; 2T. bulk bin; Water tanks; (2) Bale rings; New Holland flail manure spreader; Schuler feed wagon, for parts.

**AUCTIONEER'S NOTE:** There will be no small items on this sale. We will commence on machinery promptly at 11:00 AM and sell the real estate at Noon. Please be on time

**TERMS: CASH/GOOD CHECK  
POSITIVE ID REQUIRED**

**MASTERCARD/VISA  
DEBIT/CREDIT CARDS**

All property must be settled for before removal – All items sold as is where is – Not responsible in case of accidents.  
*Announcements made day of sale take precedence over any advertising*

### FIRST IOWA STATE BANK, OWNER



## AL MARTIN REAL ESTATE & AUCTION CO.

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