

FARM AUCTION

120 ACRES

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SATURDAY, NOVEMBER 10, 2018 - 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1409 URBANA AVENUE, BARNES CITY, IOWA

Or 3-3/4 miles South of Barnes City on Urbana Avenue



REAL ESTATE – TRACT I: 40 Acres m/l 3-bedroom, 2-bath, ranchstyle manufactured home, with large living room and eat-in kitchen, constructed in 1996. Attached 26'x30' garage plus outbuildings. This property has approximately 30 acres tillable. This property sits in an excellent location, on paved road, in the North Mahaska School District.

TRACT II: This property consists of **80 Acres m/l**, adjoining Tract I on the west, in mostly timber and timber pasture. Fantastic hunting area, with abundant wildlife.

TRACT III: 120 Acres m/l A combination of Tracts I & II sold as one unit.

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 12:00 PM NOON

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

APPLIANCES, FURNITURE & PERSONAL PROPERTY: Near new Kenmore black gas oven/range; Whirlpool upright deep freeze; Centurion Liberty gun safe; RCA 19" color TV w/VCR; (2) Blue upholstered recliners; Blonde oak 3-pc. bedroom suite incl. dresser w/mirror & 4-drawer chest; Dinette table w/4 matching roller chairs; Square patio table w/benches & chairs; Cane bottom rocker; Lanterns; Old iron wheels; Horse collar mirror; Asst. of cast-iron cookware; Old razor strap; Small spoon collection; Asst. of old books; 5-drawer chest; (2) Wrought-iron park benches; (2) Radiant elec. heaters w/remote control; Rolltop desk; Emerson microwave; Asst. of kitchen items incl. pots, pans, dishes; Folding tables; Pictures & frames; Blankets & bedding; Shelving; Patio table & 4 chairs; Char-Grill pellet BBQ grill; Porch swing.

LAWN MOWER, 4-WHEELER & TOOLS: Jonsered Big Red zero-turn riding lawn mower, 50" deck, 24hp; 20" gas-powered lawn mower; Honda 300 4-Trax 4-wheeler; Hobart LX220 welder; Large bench & vise; Gas-powered power washer; Manual tire changer; Shop Smith; John Deere snowblower; 4hp 110 port. air compressor; Battery charger; Handyman jack; 10" table saw; Floor-mount drill press; Saw table; Stihl weedeater; Shop vac; Grinder & stand; Large asst. of hand tools incl. wrenches, sockets, hammers, tap & die, crowbars, clamps, pipe wrenches; Toolboxes; Old hog oiler; Wheelbarrows; Stepladders.

TRACTOR & EQUIPMENT: International 1486, cab, dual outlets, 18.4x38 rear tires; Westendorf WL42 loader, quickattach w/bucket & bale spear, IH mounts; Hesston 1190 9' mower/conditioner; Vermeer 605 Super F baler; IH 35 rake; King Kutter 7' 3-pt. brush cutter; AC 7' pull-type brush cutter; Service 7' 3-pt. blade; 3-pt. bale stabber; 3-pt. hog carrier; 2-wheel trailer; Small bulk bin; (2) Bale rings; John Deere 613 3-pt. brush cutter, for parts; Metal pickup stock rack.

TERMS: CASH/ GOOD POSITIVE ID REQUIRED

CHECK 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.*

LYLE DAVIS, OWNER

Tina Jager, POA

*Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

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