

KENNETH & VIRGINIA KYNER LAND AUCTION

SATURDAY NOVEMBER 12, 2022 @ 10:00 AM

165 Acres m/l choice farmland selling in 2 tracts
12101 320th Ave. • Garden Grove, IA 50133

Open houses will be Tuesday, October 18th & Tuesday, November 1st 4:00pm-6:00pm

Both Kenneth & Virginia were descendants of early pioneer farm families that settled in the area before there was a town of Leroy. As an auction company we are honored to offer this land at public auction to the highest bidder, land which has been maintained by the best of stewards since 1915.

Tract #1: 45 acres m/l purchased by Kenneth & Virginia in 1957. Located in Garden Grove Township, section 10, Decatur County, IA. Across the road north of the Leroy School House. Mostly Haig & Grundy silty loam soils with a CSRll averages of 67.59-76.55. 4 acres m/l were set aside acres but have been terraced & tiled out and brought into crop production. CRSll on these 4 acres is 41.67.

Terms: 10% down day of auction paid to Verle W. Norris Trust Account. Closing in 30-45 days w/possession given at closing subject to tenants' rights. A 5% buyer premium will be added to the hammer price & added to the purchase agreement which will all be collected at closing. Taxes will be pro-rated to the date of possession.

Tract #2: 120 acres m/l highly productive farm & hay ground, pasture, lots & buildings located on paved R 69 1/2 mile south of the Leroy School in section 15, Garden Grove Township, in Decatur County, IA. Kenneth & Virginia moved here in 1955 and replaced the original 1884 farm home w/a new 2-bedroom 1,272 sq ft home built on a full poured basement in 1989. Kitchen & living room have large bay windows that allows a lot of light on the south side of the home. Lower level has a cold room for home canning w/a 10'x12' enclosed back porch w/sink located directed above the cold room. There is a shower & stool also located in the lower level. Home is on rural water but has a working home water system furnished by well located at the southwest corner of the house. There are several grain bins totaling nearly 13,000 bushels, a barn, garage, and open & enclosed machine sheds. (3) other wells are also located within close proximity to the out-buildings. Excellent stewardship is evident over this farm w/wide water ways, manicured fence rows, and terracing w/risers on the back side. Fertility has always been a priority w/64.70 CSRll on the front 40, a 69.48 CSRll on the middle 40. The back 40 CSRll 42.10 reflecting a pasture w/no crop history & recently terraced hay ground.

Terms: 10% down day of auction paid to Verle W. Norris Trust Account. Closing in 30-45 days w/possession given at closing subject to tenants' rights. The buyer will be responsible for bringing the septic system up to code. A 5% buyer premium will be added to the hammer price & added to the purchase agreement which will all be collected at closing. Taxes will be pro-rated to the date of possession.

KENNETH & VIRGINIA KYNER ESTATE AUCTION

SATURDAY NOVEMBER 12, 2022 @ 10:30 AM

(immediately following land auction)

12101 320th Ave • Garden Grove, IA 50133

Driving directions: 2 3/4 mi No of Garden Grove on paved R-69

Household & Collectibles: Whirlpool washer & matching dryer; Tempur-Pedic adjustable bed; Frigidaire chest freezer; (3) metal cupboards; full bed; numerous blankets, sheets, etc; oak TV cabinet; end tables; 3-pc blonde bedroom suite; (2) Red Wing crock chicken waterers; wash boilers; some galv items; porcelain ware; Corning ware; jewel tea bowls & pitcher; usual amounts of cookware; adv pens & pencils; wooden rocker & pressed back straight chair; box of telephones; Franklin treadle sewing machine & attach; doll bed; Oliver typewriter #9; dolls to dress, patterns; upholstered chairs, sofa, etc; Derby & Humeston centennial plates & mugs; numerous other smaller items collected over several generations.

Vehicles selling at 12:30 sharp: 1990 Ford LTD Crown Victoria, V8, air, silver w/padded silver roof, 105,000 miles; 1996 Ford F-150 2WD pickup, topper, auto, 6 cyl, 76,572 miles.

Tractors to sell following vehicles: Sharp JD 4020 dsl tractor, new 18.4x34" tires, new seat, 1000 hrs on out of frame OH, turbo, 6948 total hrs, sn:T213R219130R; duals, 494 Allied loader, front & rear wts, tire chains for this tractor to sell sep; IH 666 dsl tractor, cab, gear drive, WF, 3 pt, 5450 hrs, sn:2450168U012912; rear wts to sell sep; IH 656 gas tractor, open station, NF, 15.5x38" tires, gear drive, fast hitch, 7302 hrs, sn:29397; front blade sells sep; IH 350 gas tractor, NF, sn: 14255; Farm Hand loader sells sep; IH Super M tractor, straight tin, sn: 434145; rear weights sell sep.

Machinery to sell following tractors: Sharp New Holland #328 spreader; Case-IH 4330 field cult w/ walking tandems, harrow bar, sn:625844; New Holland 270 sq baler, stored inside; Sharp JD 7000 4R planter, all boxes, Yetter no till coulters, stored inside; gravity box on Kewanee gear; 20' bale conveyer on rubber tired trucks; JD RWA tandem disc; Extra Nice Artsway 420 grinder/mixer, kept inside; IH steel wheeled 20 hole drill, stored inside; Trail King running gear w/hay rack; JD 953 running gear w/excellent barge box & hoist; steel flare box, gear & hoist; JD #38 mounted sickle mower w/7' bar; JD 4R pull rotary hoe; fast hitch 8' blade; Andover 3 pt 11 knife chisel plow; JD 4 section harrow w/manual cut; Hesston 1120 windrower; JD 4 bar rubber tired hay rake; IH rear mount 3 pt #53 row cult; JD rear mt 3 pt row cult; 7 knife 3 pt anhydrous applicator; Bradey rotary stalk cutter; Sharp IH 530 4 btm plow.

Other Tools & Farm Supplies: Gravely 2044XL zero-turn lawnmower, 2290 hrs; Agrifab lawn sweeper; older Hotsy washer; Troy Built pony garden tiller; 350 gal blue poly water tank near new; galv round water tank; vet supplies; wire gates; cattle panels; (2) new rolls of 40" Red Brand woven wire; several bundles of new 6.5' steel posts, elec fence posts & other supplies; (2) 250 gal propane tanks; 500 gal dl barrel w/pump; (2) oblong fuel barrels w/pumps; sev used 6' steel posts; steel wheeled running gear w/wooden feed bunk; Blue Mixi calf creeper; 20' steel culverts; sickle grinder; Clipper 2B seed cleaner w/sev screens; Black & Decker tablesaw; nemours 14", 15" & 16" used tired, some w/wheels; smaller hand tools; spades, shovels, etc; sev hundred small sq bales of hay & straw in the hay mow of the barn for a long time, sold in one lot; Dearborn 2 btm plow; truck auger w/motor; bin sweep augers; 8R pull type field sprayer w/fiberglass tank.

Terms: Cash, check or credit cards. No items will be removed until settled for. Sellers or auction company are not responsible for accidents, errors in listings or lost items. Announcements made day of sale take precedence over any printed matter. When registering for a buyer number proper I.D. will be required.

See more at www.donwagnerauction.com



Don Wagner, 641.931.6832
DonalWagner64@yahoo.com

Art Snider, 641.777.6413
Auction Setup & Phone Bids
Snifarm@gmail.com