

# FARMLAND/ACREAGE AUCTION

We will offer for auction, the following farmland located at 30545 – 210th St, Harper, IA which is 2 mi West of Keota on G32, then 1 mi South on 310th Ave & ½ mi West on 210th St or 9 mi East of Sigourney on Hwy 92, then 1 mi North on 310th Ave & ½ mi West

## Sat – Nov 16, 2013

Personal Property - 9:00am - REAL ESTATE to sell at 11:00 AM

### 162 ACRES M/L

**KEOKUK CO - LAFAYETTE TWP - SECTIONS 28 & 33**

**TRACT I: 42.5 ACRES M/L - TRACT II: 118 ACRES M/L**

**TRACT III: 1.5 AC M/L W/HOME & BUILDINGS**

**TO BE SOLD IN THREE INDIVIDUAL TRACTS**

**TRACT I:** 42.5 acres m/l w/39 tillable acres & an avg CSR of 56. This Tract has gentle slopes & has been taken out of the CRP program. It has a farming history.

**TRACT II:** 118 acres m/l w/90 tillable acres & an avg CSR of 40.8. This Tract has also been taken out of the CRP Program. It features tillable acres, small creek area & waterways. It lies with mostly North & South slopes.

**TRACT III:** 1.5 acres m/l w/3 bdrm home & buildings. This 1975 built Modular 3 bdrm, 1½ bath home has 1,152 sq ft of living space on the main level w/additional living space in the full basement. There is an attached 24'x24' garage. The other buildings include: a 23'x46' Bloom Builders machine shed, 20'x32' Machine shed w/a 22'x32' lean to, a 10'x20' granary & an older 1 car garage. The water is supplied to this acreage by a 90' well.

**Note:** This farm is entered into the Counter Cyclical Program of Keokuk Co. The bases for this farm are: Corn 55.6 acres with a yield of 115 bu/ acre & Oats 11.9 acres with a yield of 53 bu/ acre. If the farm is sold to two separate individuals, the bases will be divided according to the farming history. Seller will provide a survey of Tract III, if Tracts I & III are sold to two separate parties. Seller is not required to update the septic system according to Iowa Law. Duwa's Auction Service LLC shall assume no liability for any errors, omissions or inaccuracies in the information provided. All critical information shall be independently verified.

**TERMS:** 15% down day of auction with balance due on or before Dec 16, 2013, at which time the deed & abstract will be delivered. **CLOSING:** On or before Dec 16, 2013. **POSSESSION:** Tracts I & II: Day of auction. Tract III – at closing. **TAXES:** Prorated to date of closing. All announcements made day of auction take precedence over all previous advertising.

### PERSONAL PROPERTY - 9:00 am

**AC TRACTORS – FARM EQUIP:** 1960 AC D-17, G, WF, 16.9-28, SN 31154; AC-WD, NF-needs repair; AC WD-9 loader; AC 6' snap coupler blade; AC rear mt sickle mower; 10' Krause wheel disc; 14' hayrack; Jo-Dandy 6'x10' barge wagon w/hoist on JD gear; Bradford Model 165 gravity on 8T Bradford gear; 7' Lundell loader/blade; IH 4 bar (older) hay rake; Flare box wagon; 40' Viking elevator; 4 sec harrow; Endgate seeder; 300 gal gas barrel; Steel posts; Wire panels; Woven & barbed wire.

**1993 FORD TAURUS GL CAR – RANCH KING LAWN TRACTOR**

**– SHOP TOOLS & LAWN EQUIP - COLLECTIBLES:** '93 Ford

Taurus GL, V-6, auto, 74,513 mi, 4 dr, fully equipped, maroon

in color; Ranch King 16.5 – 7 spd lawn tractor w/42" dk; Mont Wards

8HP-4 spd lawn tractor-needs repair; Lawn Chief pushmower; Schauer

6 amp batt charger; Port air tank; 3300 lb floor jack; Wen bench grinder;

16' alum ext ladder; Elec drills; 7¼" circular saw; ½" drive socket set;

Wrenches & socket sets; Fence stretcher; Hyd jacks; Shovels, Forks;

McCormick Deering cream separator; 30 gal cast iron kettle; Art Deco Formica top dinette

table; Primitive pine bench; Galv washtubs; AC books: AC WD, AC Model 33-2R corn

harvester, Model 8 & 9 farm loaders, WD cult, WD 52 & 53 pickup plows; Hay fork; Neck

yoke, Single trees; Galv boiler; Child's blocks; Pabst Blue Ribbon trash can; Blue ptd hand

crank ice cream freezer; Dog bank; Hammes Bros-Harper ash trays; Cast iron skillet;

Granite dish pans; Pyrex nesting bowl set; Costume jewelry; Vintage wedding dress; 45

records; McCalls mags; Cookbooks; Sigourney Monopoly; DeKalb Seed – Everett Greiner

bullet pencils.

**APPLIANCES – FURNITURE – HOUSEHOLD:** Amana 18 cu ft refrig; Crosley 14.6 cu ft refrig;

Comm Duty Maytag washer; Maytag elec dryer; Maytag wringer washer; GE microwave;

27" Sharp TV; 13" Phillips TV; Mahogany dining table w/6 chairs; Waterfall buffet; Formica

kitchenette table & chairs; Teal/mauve/off white hide-a-bed couch; Teal, Brown & Carmel

Lazy Boy recliners; 3 pc Waterfall bedroom set w/Posturpedic full mattress set; Blonde

oak bed w/full Sealy mattress set; 2-Metal framed full beds; Single bed; Older Taupe hide-

a-bed; Swivel rocker; 3-Pine chest of drawers; Storage cabinets; Card tables; Folding

chairs; Oak entertainment center; Pine desk; Red utility cart; End tables; Aikosha 30 day

wall clock; Westinghouse elec roaster; Presto pressure cooker; Hamilton Beach Mixer;

Osterizer blender; 36 cup & other coffeemakers; Hand mixer; Deep fat fryer; Crockpots;

Elec skillet; Waffle iron; Toaster; Cookware; Baking dishes; Corningware; Tupperware; 10

place set of May Blossom ironstone dinnerware; Melmac & other dinnerware; Coolers;

Blancher; Kitchen utensils; Hoover vac; Coronado sewing machine in cabinet; Enhanced

vision machine; Humidifier; Wheelchair; Walker; Lamps; Sewing supplies; VCR's; Linens;

Luggage; Christmas decorations.

**ORDER OF SALE:** Beginning w/household smalls, collectibles & hand tools, followed w/

furniture. 11:00am-Real Estate followed w/Tractors, Car, Lawnmower & appliances.

**BERNARD REDLINGER ESTATE: Owner**

**Executors: Robert Redlinger & Carol Kurtz**

**Attorney: Richard S. Bordwell, 207 E Broadway, Keota, IA 52248**

**Auctioneers: Dwight Duwa 319-646-6775**

**Harold Bohr – Jeff Wille**

**Web: duwaauction.com** Terms on Personal Prop: Cash or Ck w/ID  
Not responsible for theft or accidents

