

LAND AUCTION

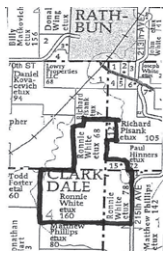
SATURDAY, NOVEMBER 16, 2019

333 ACRES OF

APPANOOSE COUNTY, IOWA FARMLAND

18397 – 215TH STREET, CENTERVILLE, IOWA

OR North of Centerville on Hwy. 5 to the Dale Church, then West 1-1/2 Miles to 215th Avenue
Auction Signs Will Be Posted



Tract I – 2.3 Acres: With updated, 3 or 4-bedroom home; 1-1/2-story large eat-in kitchen open to living room, plus den, full bath & 2 large bedrooms on main level. Upper level contains 2 bedrooms. This home has a nearly full basement with gas forced-air heat, supplemented by a near new corn furnace and central air. There is a detached 42'x38' over-sized Morton-constructed 3-car garage, with work area, constructed in 2011, insulated with full concrete floor. There's also a 42'x54' Morton machine shed, constructed in 1980 plus a 40'x60' pole-frame barn. Rural water. Close to town.

Tract II – 37.6 Acres: 100% tillable. 57.4 Corn Suitability Rating (CSR).

Tract III – 80 Acres: with 51.25 Acres tillable. CSR of 32.4 on entire parcel. Nontillable area is timber and pond.

Tract IV – 163 Acres: with 85.8 Acres tillable. CSR on tillable land of 41, with an overall CSR on tillable and non-tillable land of 25.8. Non-tillable consists of timber, 3 ponds plus a 28'x60' & 40'x80' open-sided hay sheds.

Tract V – 50 Acres: with 27 Acres tillable. CSR of 28.2, with over 5-acre lake. This property would make an excellent building site.

NOTE: Access to Tracts III and IV is via easement across Tract V.
Real Estate will sell at 12:00 Noon, on location.

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.

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

TRACTORS & COMBINES: 1973 John Deere 4030, cab, quad-range, dual outlets, 18.4x38 rear tires, shows 9,100 hours; Westendorf TA-26 quick-attach loader w/bale spear, John Deere mounts, sells separately; 1964 John Deere 3020, NF, power-shift, 15.5x38 tires, diesel, shows 9,100 hours; 1974 John Deere 4400 combine, gas, straw chopper, shows 637 hours; John Deere 444 corn head; John Deere 55 combine, open station, 12' header w/234 2-row corn head – this combine is a collector's item, always shedded and in running order.

FARM EQUIPMENT: John Deere 452 grain drill, rubber press wheels, 15', low acres; John Deere 7000 4-row planter, no-till, dry fertilizer; Kuhn GMD700 9' disc mower; Near new Allied 9620 snowblower, 540 rpm, 3-pt, hydraulic chute; John Deere 336 twin-tie square baler; John Deere 670 bar rake w/front dolly wheel; JD 709 3-pt. brush cutter; JD 7' rear blade; 4-section Lindsey harrow & cart; 40' hydraulic-drive bale elevator; Kuker 500-gal. pull-type sprayer; Mayrath 6x28 hydraulic-drive truck auger; Pull-type hydraulic rock picker; Schultz 12' stalk chopper; (2) 300-bu. EZ-Flow gravity wagons & heavy-duty gear; Parker 250-bu. gravity wagon on JD 1065 gear; (2) JD 7'x12' bargebox wagons & hoist on JD gear; 3-pt. bale stabber; 3-pt. Herd seeder; John Deere 40' PTO elevator; John Deere 14' wheel disc; (4) 16' hay racks on heavy-duty gears; Antique steel-wheel road grader; Flarebox wagon & gear.

CARS & TOOLS: 2000 Merc. Mountaineer, 4D, full power, 4x4, 94,000 miles; 1988 Buick Regal, full power, 4D, 1976 Old Cutlass Supreme, 2D, V8, auto, excellent restoration car; John Deere X530 mower, hydro, 50" deck; John Deere 112 riding lawn mower, for restoration; John Deere 20" mower; Rechargeable drills; Toolboxes; Port. air tank; Tile saw; Craftsman 4D base tool cabinet plus 9-drawer top box; Bench grinder; Oxyacetylene torch set; Battery charger; Front-tine tiller; Asst. of air tools incl. drill, chisel, impact & other hand tools incl. sockets sets & wrenches; Stihl gas-powered leaf blower; Ariens snowblower; 2,500 psi power washer; Craftsman 110 port. air compressor; Husqvarna chain saw; Wheelbarrow; Jacks; John Deere moisture tester.

HOUSEHOLD ITEMS & ANTIQUES: Amana upright deep freeze; Lane cedar chest; Tan & brown upholstered Lazy Boy recliners; Blue leather upholstered Lazy Boy sofa; Like new treadmill; Wurlitzer spinet-style piano; Double dresser w/mirror & 4-drawer chest; 110 window air conditioner; Antique rocker; Antique mirror w/coat hooks; Old cream cans; Copper boiler; Pitcher pump; Old sleds; Miner's lamp; Old schoolhouse roll-up maps; Trunk; Pair – walnut end tables; Component stereo w/Sony 5-disc CD changer, Kenwood amplifier, JVC cassette deck, Magnavox receiver & Technics turntable, in cabinet; Wooden glass-front hutch; Computer table; Twin-size bed; 5-drawer chest; Sanyo & RCA color TV's; Small Sentry safe; Old child's books; Record albums; Rainbow vacuum cleaner.

AUCTIONEER'S NOTE: This ad only represents a small portion of what can be found at this auction. Sale order is household items & tools at 10:00 a.m., real estate at 12:00 Noon, tractors, combines & equipment at 12:30. Be sure & attend.

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

LORI WHITE, OWNER



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