

LAND AUCTION

SATURDAY, NOVEMBER 29, 2014 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

5468 – 147TH STREET, LOVILIA, IOWA

OR 7 Miles West & South of Lovilia OR 7 Miles North & West of Georgetown

Watch for Auction Signs

240 Acres m/l

Sections 25, 26, 35 & 36, Cedar Township, Monroe County, Iowa

TRACT I – 200 Acres: Including approximately 80 acres open pasture land, balance timber; 2 ponds; Good perimeter fencing. Improvements include a 1-story, ranch-style dwelling with 1,152 square feet, sitting on a full, poured concrete basement, with a 16'x24' attached garage. Outbuildings include a 30'x60' pole barn plus other outbuildings. Rural water serves this property.

TRACT II – 40 Acres: Including 26 acres of open pasture land, balance timber; 1 pond; and a 52'x60' pole barn. This tract is adjacent to Tract I on the west side with gravel road frontage.

TRACT III - A combination of Tracts I & II. This farm provides and is surrounded by an excellent wildlife habitat.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer 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 PROMPTLY AT 10:00 AM

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

TRACTORS & EQUIPMENT: Allis Chalmers D17, gas, WF, snap coupler, sells w/AC loader; Allis Chalmers D15 Series IV, WF, snap coupler, gas - (these two tractors have been stored inside & have not been used in the last several years); (2) Sets rear tractor chains for AC tractors; AC 6' snap coupler blade; (3) AC snap coupler 2-bottom plows; (2) AC snap coupler 3-bottom plows; Kewanee 12' wheel disc; 12' heavy-duty homemade 2-wheel flatbed trailer; Hydraulic wood splitter w/5hp gas engine on 2-wheel cart; John Deere 110 riding lawn mower, hydro, w/38" deck; Front-tine garden tiller; 12' jon boat; Large asst. of fencing equipment incl. 6 rolls Red Brand barbed wire; Fence braces; Steel posts; Elec. fencer; Large asst. of new & used lumber incl. 2x6's, 2x4's, 6x6's, 11 – 12' trusses; Large asst. of metal barn siding; Old circular metal nail & hardware caddy; (2) Hydraulic jacks; Wooden feed bunk; Pig creep feeder; Small 2-wheel trailer; Allis Chalmers pedal tractor; Asst. of baseball equipment. **VEHICLES FOR PARTS OR SALVAGE:** 1971 Chev. 1T. truck, V8, 4-spd, comb. box & hoist; 1972 Jeep PU, 4x4, V8, auto; 1999 Ford Ranger PU; Volkswagon 2D Jetta; Volkswagon GTI 2D - These vehicles have been sitting and are not in running condition.

AUCTIONEER NOTE: Real Estate will sell first at 10:00 AM, with tractors, equipment & personal property following.

**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.

JACK J. POPE CONSERVATORSHIP, OWNER

John A. Pabst, Attorney



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

www.almartinauction.net

Find us on facebook at [AlMartinRealEstateAuctionCo](https://www.facebook.com/AlMartinRealEstateAuctionCo)