

LAND AUCTION

SATURDAY, DECEMBER 13, 2014 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

15988 HWY. 149, OTTUMWA, IOWA

Watch for Auction Signs

258 ACRES M/L

Center East Township & Richland Township, Wapello County, Iowa

TRACT I – 152 Acres m/l: Including approximately 100 acres tillable; balance pasture land & farmstead site. Improvements include a 60'x60' pole barn; a 40'x60' machine shed; a 45'x35' barn and approximately 12,000 bushels of grain storage. This tract has paved road frontage on the east and situated in Section 2, Center East Township. Rural water serves this property. Tillable acreage CSR2 of 60.

TRACT II – 93 Acres m/l: Including approximately 70 acres tillable; balance open pasture land. This tract has paved road frontage on the east and situated in Section 11, Center East Township. Tillable acreage CSR2 of 51.

Tract I & Tract II adjoin each other at Section 2 & Section 11 boundary line.

TRACT III – 12.5 Acres m/l: Zoned commercial (heavy industrial) Located 15988 Hwy. 149, 3 miles north of Ottumwa. 4 acres tillable; balance seeded to grass. Improvements include a metal-clad building complex, which consists of 2,000 square feet of office space with concrete floor; 5,500 square feet of shop space with concrete floor; and 7,600 square feet of warehouse area. Served by rural water.

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, FROM THE HWY. 149 LOCATION

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

MEAT PROCESSING & OFFICE EQUIPMENT: Berkel 834 meat slicer; Hobart meat slicer; Hobart tenderizer; Large stainless steel commercial meat grinder/mixer; Hobart 5700 band saw, 3-phase; Several stainless steel prep tables; Pesco knife sharpener; Asst. of stainless steel & plastic tubs & pans; 2-wheel dollies & carts; Chest & upright deep freezers; Dehumidifier; NCR cash register; Coca-cola double door cooler; 4-drawer fireproof file cabinet; Stepladder; School desk; Combination safe; Platform scales.

TRACTORS, EQUIPMENT & TOOLS: Massey Ferguson 150 diesel, WF, 3-pt, multi-power, near new tires; Massey Ferguson 50 diesel, WF, 3-pt, multi-power, sells w/DuAll loader w/front hydraulic pump; 3-pt. blade; 5' 3-pt. finish mower; Side delivery rake on steel; Engine hoist; (2) Engine stands; Hydraulic floor jack; Jack stands; Wheelbarrow; Log chains; Asst. of hand tools; Circular saw; Bench-mount metal chop saw; Small workbench; Set of (4) 8-bolt wagon wheel pickup tires & wheels; Large blower fan; Small port. air compressor; Air tank; 10-amp battery charger.

AUCTIONEER'S NOTE: This sale will be conducted at the Hwy. 149 address, the former Paxton's Meat Processing. Real Estate will sell first, promptly at 10:00 AM, followed by tractors & meat processing equipment. Be sure & attend this sale.

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.

JOHN R. (RED) PAXTON ESTATE, OWNER

Mike Paxton, Executor

Box & Box, Attorneys



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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www.almartinauction.net

f find us on facebook at AlMartinRealEstateAuctionCo