

Absolute Land Auction Plus Collectible Machinery & Personal Property Saturday Sept. 13, 2014 @ 10 a.m.

2273 Cherry Ave. , Nodaway, IA

1/2 mile east of Nodaway corner on Hwy. 34 to Cherry Ave. then south 1/4 mile
or 8 miles west of Corning, IA on Hwy 34.

Land Sells at 11:30 a.m.

35.60 acres and 73.40 acres

Brief Legal and Description

Parcel #1 - NW1/4 SW1/4 section 4 Nodaway Twn. Adams Co., IA containing 35.60 taxable acres, approximately 24 grass acres, balance in timber. Improvements - 46x80 Morton building, built in 1999, 5,000 bu. bin, barn and 2 bedroom home. This parcel of ground has been seeded to grass for many years. Sells as is with septic system update to be buyer's expense if desired.

Property does have good well.

Parcel #2 - E1/2 SW1/4 section 4 Nodaway Twn. Adams Co. IA containing 73.40 taxable acres, 44.25 grass acres, balance in timber. Bare land currently all seeded to grass, this farm will have a five year easement for water from well on Parcel #1.

Note: These parcels will be offered separately and not combined. This would be an excellent opportunity to purchase small tracts of land with a highway location. Parcel #1 would make an excellent building site. The fences are fair to good.

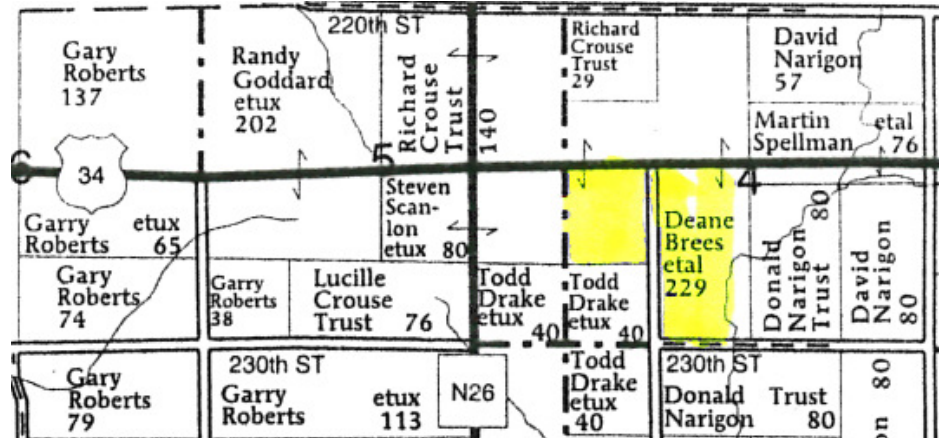
Taxes - Parcel #1 \$850 Parcel #2 \$522, prorated to closing

FSA info - These parcels may have a small corn base as they will be split from another farm.

CSR per Surety Map - Parcel #1 - 49.7 Parcel #2 - 49.3

Terms: 10% down day of auction with balance due at closing Dec. 1, 2014 when full possession will be given. Deed and abstract will be given at closing time

Closing Agent - Nielsen Law Office, Corning, IA



Collectible Machinery and Mower

- Farmall F-20, 1935, on rubber w/spoke rear wheels, good rubber, should be running by sale day
- Swisher XZT 60 zero turn mower, 60" deck, 25 hp

Others Selling:

- JD 145 3-16 steerable plow
- JD #10 mid mt. sickle mower
- JD #45W loader, no welds
- JD #44 2-16 clutch plow on steel
- JD 2-16 clutch plow on steel
- JD 3-14 hyd. plow
- JD 2-14 hyd. plow
- JD pull type single prong sub soiler



Collectible, Tools and Misc.

IH Hy-Tran 55 gal. barrel, red; 1944-45 Mont. Co. Platt maps plus others; enamel pans; wooden stools; Maytag oil spout can; wooden breakfast nook; spiral leg parlor table & chair; old commode; wooden carpenter box w/tools; 2 man crosscut; barn lantern; old hunting knives; churn top; 50 lb. anvil; leather breast strap & tack; Thunder bicycle; primitive wire stretcher; **Basement Full Of Undiscovered Treasures.**

Tools: Forney AC/DC welder; torch on cart; blacksmith drill; metal shelving; old car radios; older lathe hand feed, w/tooling, 5" bed, working condition; Shop Built pull behind mower w/10 hp engine; Ryobi chop saw; Amzoil trans. oil; bolt cabinet w bolts; Datsun pick up box trailer; plus usual hand and power tools used on farm ; Longwood dual fuel furnace; window 110 bolt AC: many other misc. items.



Deane and Darlene Brees

Auctioneers: Steve Bergren 712-789-0847 • Brandon Frey 641-782-0633

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence. Restrooms available. Lunch on grounds.

www.bergrenrealestateandauction.com