

PUBLIC LAND AUCTION

Griffin Family Farms

Monday, December 14, 2020 • 10:00AM
1702 332nd Ave., Woodburn, IA 50275

Driving directions to the land:
9 miles east of Osceola Iowa on US 34 to the Woodburn, Iowa exit, then north 2 miles on 320th Ave. to Kendall St., then 3/4 mile east.

This auction will be conducted in the media center at the Revelton Distilling Company, 1400 W Clay St., Osceola, Iowa (Casino exit off I-35, then east on Clay St.)



TRACT #1: 79 acres m/l of spectacular recreational ground with bottom tillable NHEL ground and open grass land. Large oak trees dominate the heavy timber areas as well as walnut and hickory. Signs of deer, turkey & pheasant abound. There are 2 large wire ear corn cribs in excellent condition as well as 2 conventional grain storage bins and a well with a windmill tower. This tract is located in Jackson Township sections 1&2. Taxes of \$1,092 are paid in full until September 2021.

TRACT #2: 159 acres m/l of mostly open grasslands interlaced with timbered draws and a tillable 10 acre NHEL bottom field. This tract is located in Jackson Township sections 1&12. Taxes are \$3,552 per year and are paid in full until September 2021 (this tax amount reflects the taxes on 2 houses that have been demolished and have not yet been removed from the tax rolls.)

TERMS: ON BOTH TRACTS: 10% down the day of the auction. Balance and possession at closing with a 5% buyer premium added to the hammer price. Exclusive hunting rights will go with the property at the conclusion of the auction. Buyers are responsible for their own inspection and due diligence on the property. Mason McCoy, attorney at law, seller's attorney. All checks to be written to the Reynoldson-Van Werden Trust account, Osceola, Iowa. 50213.

No liabilities are assumed by sellers or the auction company. Property to be sold as is where is with no warranties expressed or implied. The property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Closing expected in 30-45 days. Announcements made sale day take precedence over any and all printed materials.

Wagner-DentAuctions.com

Don Wagner 641-931-6832, DonaldWagner44@gmail.com
Jason Dent 515-231-5176, ImagineRodeo@gmail.com
SniFarm@grm.net - Auction Setup & Phone Bids



Find us on "Wagner-Dent Auctions"

BELGARDE EQUIPMENT AUCTION

LIVE & ONLINE AUCTION - 3032 CLARK TOWER RD. WINTERSET, IA 50273

Dec 19 2020 10AM

LIVE AND ONLINE BIDDING BEGINS AT 10AM

JOHN DEERE 7000 PLANTER

SPRAY-LAND SPRAYER

JOHN DEERE 7720 COMBINE

BRENT 540 WAGON

JOHN DEERE 590 D EXCAVATOR

CONCRETE BUNKS

BRILLION SMALL SEED DRILL SS10

220 JOHN DEERE PLATFORM (CORN HEAD ALSO SELLING)

WHITE 226 FIELD CULTIVATOR

PACE SETTER 400 BUSHEL WAGON

TONS MORE ITEMS!
Cattle Equipment - Tillage - Bale Spears - Wagons - Sprayers - Manure Spreader - Rakes/Harrows - Trailers & MORE!

MANY MORE ITEMS IN THIS AUCTION!
CHECK THE FULL LIST ONLINE! BID.DREAMDIRT.COM



TOM BRADLEY, CAI
Auctioneer
(515) 202-7687
Tom@DreamDirt.com



BID ONLINE
DreamDirt.com



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GOVERNMENT EQUIPMENT AUCTION



Straight. Simple. Sold.

230+ ITEMS SELL NO RESERVE!
TUESDAY, DEC. 15



HV9514 '09 Sterling Acterra dump truck



HV9513 '97 GMC C8500 dump truck



DH0521 '98 Int'l 4900 oil distributor truck



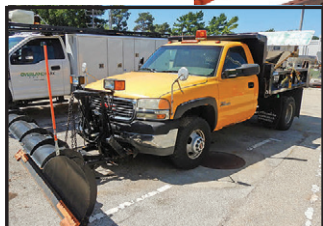
BID NOW!



DI7537 '01 Volvo EC35 mini excavator



DI7523 '07 Bobcat T300 tracked skid steer



DI7535 '01 GMC Sierra 3500 dump bed pickup



HD9139 '99 Int'l 2554 sewer jetter truck



DF4582 '11 Chevy Tahoe Police SUV



DF4583 '14 Dodge Charger Police



HI9012 '12 Dodge Charger Police



DY9573 '15 Ford Econoline E450 Super Duty shuttle bus

INVENTORY INCLUDES: DUMP BED PICKUP TRUCK: (2) '02 Ford F350 Super Duty
PASSENGER VEHICLES: '15 Ford Taurus Police Interceptor, '07 Toyota Prius, '06 Ford Crown Victoria Police
VIBRATORY SINGLE DRUM ROLLER: '87 Bomag BW213PD
DUMP TRUCK: '02 Int'l 4900
PICKUP TRUCKS: '10 Ford F150 SuperCab, '09 Chevy Silverado 1500 Crew Cab, '02 Ford F150
HANDICAP ACCESSIBLE VAN: '06 Ford E250 and more. All items are sold "AS IS." 10% buyers premium applies.

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