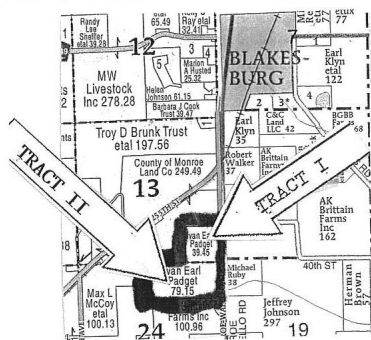


FARMLAND AUCTION 120 ACRES M/L

SATURDAY, OCTOBER 14, 2023 • 10:00 AM
SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
4060 MONROE-WAPELLO ROAD, BLAKESBURG, IOWA
OR 1-1/4 Miles South of Blakesburg



TRACT I – 40 Acres m/l with 2000 model 2-bedroom, 2-bath mobile home. Over 1,200 square feet with a 13'x20' enclosed porch. 30'x38' pole building with two overhead garage doors and full concrete floor, constructed in 2010; plus 30'x36' open-front pole building. Rural water. Approx. 35 acres tillable, balance in hayland.

TRACT II – 80 Acres m/l, adjoins Tract I. No improvements. Large pond. Approximately 30 acres in timber, balance is comprised of tillable ground and hayland. Lots of wildlife.

TRACT III – Tracts I & II combined and offered as one unit, with the unit yielding the highest price determining sale price of the farm.

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 AT 12:00 NOON

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Whirlpool refrigerator/freezer w/ice & water dispenser; Frigidaire gas oven/range; Whirlpool auto washer; Amana elec. dryer; HiSense 55" flat-screen TV w/remote; Sound bar; Toshiba 32" flat-screen TV; 3-pc. oak bedroom suite incl. queen-size bed, mattress & box springs, dresser w/mirror & 4-drawer chest; Corner entertainment center; Glass-front hutch; Oreck upright vacuum; Computer desk; Olive green upholstered 3-cushion sofa & matching chair; Wooden dinette table & 4 chairs; Antique 4-drawer serpentine dresser w/mirror; Curved-glass china cabinet; (2) Platform rockers; Large asst. of kitchen items incl. pots, pans, dishes, canister sets, Corning Ware, mixing bowls, crockpot, coffee pot, microwave; Vases; Asst. of collectible glassware incl. Precious Moments, salt & pepper shakers, pitcher & bowl set, egg plates, Avon, collector plates, glassware, hens-on-the-nest, collector bells, figurines, Budweiser wagon & team; Bedding, blankets, linens & quilts.

INVALID CARE ITEMS: Golden Compass elec. mobility chair; Golden Avenger 4-wheel elec. scooter – both are like new; Inogen port. oxygen concentrator; Like new brown microsuede elec. lift chair; Walker.

AUTOMOBILE, LAWN MOWER, 4-WHEELER, RIFLE: 2015 Dodge Journey Crossroad, full power, leather interior, third-row seating, 60,000 miles; 2016 John Deere X390 lawn mower, hydro, power steering, hydraulic-lift desk, 190 hours; 2015 Polaris Sportsman ETX 4-wheeler, AWD, approx. 60 miles; Front blade for Polaris; 6'x8' 2-wheel trailer w/rear gate; Glenfield Model 60 rifle, 22-cal. **GUN PERMIT REQUIRED FOR THE PURCHASE OF FIREARM.** McCulloch chain saw; 4hp 220 air compressor; 25-gal. pull-type sprayer; 15-gal. ATV sprayer; Bench grinder; Vise; 1/2" elec. impact; Table saw; 2-pc. tool chest; Power washer; Mower lift; Jacks; Chains; Lawn roller; 20' extension ladder; Blast heater; 2-wheel dolly; Assorted hand tools.

AUCTIONEER'S NOTE: Be sure & attend this outstanding sale, of remarkable farm & recreational land, on highway location. Plus, well-cared-for vehicles, furniture & personal property. Go to our website for pictures: www.almartinauctions.com.

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.

IVAN PADGET ESTATE, SELLER

Marvin Padget & Monty Padget, Co-Executors John Webber, Attorney

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church St., Ottumwa, IA 52501

Phone: 641-682-5465 • www.almartinauctions.com

