

Laura Jahn & Chad A. Peterson, Owners REAL ESTATE AUCTION

SUNDAY, OCTOBER 20TH, 2024 @ 12:30 P.M.

Sale Location: 108 Monroe St., Kirkman, IA

To view the property, call KEVIN OSBORN to schedule an Appointment at: 712-579-0825

REAL ESTATE SELLS AT 12:30 P.M. SHARP!

We will sell the farm machinery, shop & lawn equipment, antiques & primitives after the sale of the real estate. We will then move to Kirkman Centennial Building to sell an outstanding COIN & KNIFE collection at 2:00 p.m. The hall will be opened by NOON to view the coins & knives. There will be 125 Morgan Silver Dollars and 58 Peace Silver Dollars!

GENERAL DESCRIPTION: The house was built in 1895 and there is 1256 SF with kitchen, dining room, laundry room, bathroom and living room. Upstairs consists of 2 bedrooms along with attic area which could be made into a bedroom. There are also enclosed porches on the south and east side of the house. The basement is 308 SF with the water heater and the furnace which is 6 years old. There is a 163 SF wood deck on the east side of the house. The house has slate siding along with steel roof. There is a window air conditioner in the dining/kitchen area along with gas heat. This property consist of FOUR lots totaling .33 acres M/L or 14,300 SF. There is a detached double car 20' x 24' garage built in 1968 and very nice open front 30' x 48' steel utility building built in 1995. There are TWO 500 Gallon tanks and one is completely full. There is also septic system on the property.

TAXES: Approximately \$458 per year. Taxes will be prorated to the date of closing.

TERMS: The new owner(s) will put 15% down the day of the auction with the closing November 20th, 2024. This property will be sold "As Is". New owner(s) will take possession at the time of closing.

ATTORNEY: William Ranniger – 517 East St., Manning, IA – (712) 653-2773.

CAL PETERSON ESTATE, OWNER

TRACTORS: 1948 JD A (NF, Ser. #594988), 1950 JD B (NF, Ser. #B2588R), 1952 Farmall Super M (WF, Lights, PTO, PS, Triple Hydraulics, Ser. #F339030J), 1952 Farmall Super M (NF, w/Hand Crank, Dual Hydraulics, PTO, Lights, Ser. #F27360J), 1940 Farmall M (NF, Clamshell Fenders, 3 pt. adaptor, Rear Wheel Weights, PTO, Hydraulics, Ser. #BK161248X), 1959 8N Ford (WF, Clamshell Fenders, PTO, 3 pt., Headlights, Ser. #, Spring IH Tractor Seat, **FARM MACHINERY:** Ford 7' 3 pt. Blade (Ser. #13804, NICE), Ford 5' 3 pt. Cutter (Ser. #45385), Heider Barge Wagon (Good Rubber, Model 773, Telescoping Tongue, Ser. #E1638), 7' x 16' Bumper Hitch Trailer (Dovetail Ramp, Tandem Axle), 5' 3 pt. Rear Cultivator, 500 Gal. Pull Type Poly Water Tank, Red Devil Tilt Bed Yard Trailer, **SHOP & LAWN EQUIPMENT & TOOLS:** Toro LX 460 Twin Cam Riding Lawnmower (Kohler 20 hp., 624 hours), DeWalt 20v. Grease Gun (NEW), DeWalt Shop Radio, DeWalt 20v Weedeater, DeWalt Sawzall, Impact Drive, Impact, Drill (20v.), DeWalt Disc Grinder, DeWalt 60v Chainsaw, DeWalt 2400 PSI Power Washer, Twentieth Century Arc Welder, Oxy-Acetylene Torch w/Kit, Snap On DC 5500 Battery Charger, C.I. HD Drill Press, Air Compressor, Rem-Line Tool Chest, Werner 6' Step Ladder, Fishing Equipment, Handyman Jack, 2 – Sledge Hammers, Arc Welding Helmet, Bottle Jack, Vice Grips, Clamps, Log Chains, Axe, Potato Fork, Post Hole Digger, Come-a-Long, Several Flats of Hand Tools,

ANTIQUES & PRIMITIVES: Large Bench Vise, Small Anvil (Pat. 1914), 2 – Wagon Jacks, Leg Vise, Large Anvil, 6 – Steel Wheels, Cork Fork, Cob Rake, Dirt Slip, Hay Knife, Metal Sprinkling Can, Cream Can, Metal Minnow Bucket, Hurricane Lantern, Beer Stein Collection, Cast Iron Dutch Oven Pot, 3 Gal. Red Wing Crock, Several Brass Figures, Oak Coffee Grinder, Western Cowboy Statue (by LARGO 1994), JD Model D 1953 Toy Tractor (NIB), Farmall B Toy Tractor (NIB), JD Styled A Toy Tractor (NIB), Metal Tractor Seat, JD Metal Tractor Sign, Minneapolis-Moline Metal Sign **"WE WILL THEN GO TO THE KIRKMAN CENTENNIAL BUILDING AT 110 STATE ST. TO SELL THE COIN & KNIFE COLLECTIONS AT 2:00 P.M. DOORS WILL OPEN AT NOON TO INSPECT THESE ITEMS. THIS IS A "LIVE AUCTION ONLY!" 70 - COLLECTIBLE KNIVES, U.S.**

1918 Brass Knuckles Handle Machete Style, 3 – Knives w/Nazi Swastika, SS German Knife, USMC M-16 Bayonet Replica (NIB), Great Seal of State of Oklahoma – 1907 Knife, Geo. Bertram USMC Chatillion, N.Y., Buffalo Bill Falkner in Case, USMC Combat Knife (NIB), The Alabama Slammer (NIB), Bud K The Mountain Man (NIB), Schrade Knives, 12 – Bayonets (Several Pakistan brand), 12 – Pocket Knives, **LARGE COIN COLLECTION, 164 MORGAN SILVER DOLLARS, 2 – 1878, 3 – 1880, 8 -81, 3 -82, 36 – 83, 1 -84, 8 -85, 5 -86, 6 -87, 8 -90, 13 -1890, 2 -91, 3 -96, 1 -98, , 1 – 2000, 1 -01, 31 – 2021, 2022 Morgan First Strike ANACS RP70 DCAM , 58 – PEACE SILVER DOLLARS, 37 – 1922, 15 -23, 3 -24, 3 -25, 2022 Peace First Strike ANACS RP70 DCAM, 2015 GOLD EAGLE MS 70 NGC, 3 – Switzerland 2 g. Fine Gold 999.9, 2014 1/10 oz. Fine Gold \$5 Coin, 2016 1kg. Plata Pura Lay .999, Bimetallic Set (2016 –W Silver Dollar & Five PCGS PR 70 DCAM), 475 – 1900 Indian Head Pennies, Several Bags of Silver DIMES, NICKELS, QUARTERS & HALVES, 8 – 2 oz. Silver Coins, Several Silver Bars, 4 – Queen Elizabeth MS 79 First Strike Silver Dollars, 2 – Commemorative Silver Owl Shaped Coins (1 Troy oz. NIB), 20 – Walking Liberty Halves (1930-40s), 2020 W 1 oz. Canada Silver Five Dollar Burnished Maple Leaf , 1976 – S PCGS PR69 Silver Dollar, Several Bi-Centennial Coins, Several Surprises Day of Auction !, **65 - SEVERAL NEWER SILVER EAGLE DOLLARS, 10 – 2022 MS 69 Early Release, 2 – 2020 ANACS MS70 First Strike, 10 – 2000 -05, 11 – 2009-11, 9 - 2015, 6 – 2016 , 10 – 2009-21, 2023 ANACS MS 70 First Strike, 4 – 2021 ANACS MS 70 First Strike****



AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024 • Curtis Osborn, 712-246-8722

www.osbornauction.com