

Real Estate & Antique

AUCTION

Crawfordsville, Iowa

4.25 ACRES M/L

SATURDAY, JUNE 30, 2018 AT 9AM

REAL ESTATE SELLS AT 10:30AM

Open House on Thursday, June 14th from 4-5PM

CRAWFORDSVILLE, IOWA - Auction located 5 1/4 miles west of Crawfordsville on G6W/305th Street. Or 3 miles east of Washington, IA on Highway 92, then 3 miles south on G6W/Spruce Avenue to **2806 280th Street, Crawfordsville, IA**

COUNTRY ACREAGE WITH BUILDINGS ON 4.25 ACRES M/L

Looking to live in the country on a hard surface road? Take a look at this large two story home with 2,124 sq.ft. of space on two levels, built in 1920. The main level features a foyer with open stairway, living room with glass front colonnades and pocket doors to the formal dining room. Also on the main level a bedroom, bathroom and kitchen with adjoining laundry/utility room with sink & corner cabinet.

The second floor offers three bedrooms, a large closet and a back stairway to the kitchen. Amenities of the home include hardwood floors throughout, gas force air furnace with central air, gas hot water heater, 100 amp breaker box and a drilled well.

Several outbuildings include a 35'x62' machine shed, 24'x39' machine shed, 24'x32' machine shed, 16'x128' hog building with a Harvestore 15,000 bu. silo and a 18'x20' detached garage. All situated on 4.25 acres m/l.

Not included: 1,000 gal LP tank(leased), Refrigerator, Stove, Washer, Dryer, Water softener, All personal property

Terms: 10% down payment on June 30, 2018. Balance due at closing with a projected date of August 14, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 14, 2018.

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross	\$2,380.65
Homestead Cr.	(136.78)
Net	\$2,244.00 (Rounded)

Special Provisions:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The Seller shall not be obligated to furnish a survey.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Washington County & Iowa Laws & regulations.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



MOTORCYCLE & VEHICLES

- 1968 Harley Davidson FLH Electra Glide**, 51,434 miles, engine overhauled in 2002, newer style carb, buddy seat & saddle bags, original parts included Tillotson carb, pogo seat, replacement seat cover & original parts from overhaul.
- 1988 Ford F150 Custom**, 43,282 miles, 2WD, V6, auto, regular cab, long box
- 1985 Cadillac Sedan DeVille**, 180,364 miles, 4 door, HT4100 V8, auto, cloth, power windows, power locks
- 1968 Dodge A108**, cargo van, 60,695 miles
- 1963 Nova Chevy II**, 91,867 miles, 4 door, straight 6, auto, VIN 30449K129114 (non running)
- 1960's GMC grain truck**, V8, single axle, hoist, 10' box, needs motor work
- Glass Magic boat w/ 35hp Super Sea & trailer**
- 4'x8' single axle trailer**

ANTIQUE TRACTORS & COMBINE

- Case SC**, 540 PTO, 11-38 rears
- Farmall F-20**, tractor, 540 PTO, belt pulley, 12-36 rears, S/N 136787
- Farmall F-20**, tractor, belt pulley, rear hitch, 13-36 rears, No S/N (cracked block)
- 1976 IH 915**, combine, 2wd, Turbo diesel, hydro, 28L-26 fronts, SN 1570161U020023 (non running)
- IH 844**, corn head, 4R38"
- IH 630** grain platform, 15 1/2'

RIDING LAWN MOWERS

- Cub Cadet 154**, 5 1/2' deck, 13.6-16 turf tires, S/N 016137
- Cub Cadet 1250**, 12hp, 44" deck, needs battery
- Cub Cadet 100**, 10hp, 40" deck, new generator
- Cub Cadet 70**, 7hp, 40" deck, needs battery & tire
- IH lawn tractor snow blade**
- Dunham culti packer**, 88"
- Lawn roller**, 57"
- Gravely walk behind mower**
- Bachtold weed mower w/ attachment**

WAGONS & EQUIPMENT

- Antique horse drawn high wheel wagon w/ spring seat
- Barge box wagon with hoist
- (3) Case wood flare box wagon**, 1 w/ end gate seeder
- Hayrack on running gear
- Small feeder wagon, 540 PTO
- IH 06 series** front mount cultivator, 8R, no brackets
- Ford 3pt. blade**, 6'
- 3pt. boom
- 3pt. slip scoop
- Magna Force**, 5hp 20 gal. portable air compressor w/ hose reel; Motorcycle/ATV jack; 300 gal. fuel barrel; Handyman jack; Manual tire changer; Power mitre saw; Table saw; Snow blower; Hand tools; Wood post drill press; Misc. Tools; Several 2x8 & 2x10 planking; Chicken coop; Alum ext. ladders; Scrap iron pile

Real Estate Sells at 10:30 AM, followed by motorcycle & vehicles

ANTIQUES, PIANO, ORGAN & COLLECTIBLES

Antique secretary/desk w/book shelf; 3 drawer chest w/ carved pulls; Queen Anne style dining room table w/10 leaves; Small walnut table w/drop lid, spindle legs & white casters; Walnut chest w/2 doors & 2 drawers; 3 drawer walnut chest w/carved pulls; Oak hall tree w/brass hooks; Drop leaf table & chairs; Walnut 6 drawer chest; (2) Cedar chests; Wicker armchair; Caned straight chairs; Small camel back trunk; Set of Selesia dishes; Hand painted items; Pressed glass; Pattern glass; Set of nesting bowls; Set of spatterware bowls; Coffee grinder; Books; Baldwin organ; Wurlitzer piano; sheet music; Antique bicycles to include: Roadway, Regal & Coast King; 8 sections of White picket fence, approx. 7 1/2' length; Bushel basket; Misc. items.

APPLIANCES & MODERN FURNITURE

Magic Chef refrigerator; **Westinghouse** elec. stove; **Maytag** washer; **Maytag** elec. dryer; 5 drawer chest; Metal wardrobe; Double bed; Sofa; Table & floor lamps; Coffee table; Footstool; Lined oak desk; Kitchen table w/2 chairs; Eureka tank type sweeper; Oreck upright sweeper; Picnic basket; Schwinn exercise bicycle; Corningware pcs.; Kitchen Aid mixer; Dishes & cooking utensils; Step stools; 5' step ladder; misc. items

HOWARD & BARBARA LUNNING ESTATES

LeAnna Watson – Administrator | Kenton Allen – Executor

Joseph L. McConnell – Attorney for Estate

For details contact Lynn Richard of Steffes Group, 319.385.2000 or by cell 319.931.9090

SteffesGroup.com



Steffes Group, Inc., 2245 Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

