

AUCTION

Fort Madison, Iowa

THURSDAY, JULY 25, 2019 AT 10AM

Open House on Thursday, July 11th from 10AM-11AM

Auction held onsite at 1911 Arthur Drive, Ft. Madison, IA from Exit 27 of Highway 61, proceed north on 190th Street, then east on Arthur Drive.

"Selling Choice with the Privilege" Tracts #1, 2 & 3 will be sold lump sum price and will be selling Choice with the Privilege. High bidder may take Tract #1, Tract #2 or Tract #3 or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

Real Estate Sells at 12PM Noon

Tract #1 – Two Bedroom Home on .84 Acres M/L

Take a look at this affordable home in a subdivision that makes you feel like you are in the country. This two bedroom ranch style home has 1,008 sq.ft. on the main level and was built in 1966. The main level offers a large front living room, eat in kitchen with refrigerator & gas stove, two bedrooms (one with hardwood floors) and a full bath.

The basement has a living room, kitchen with refrigerator & stove, laundry room with washer & dryer, a non-conforming bedroom, office and full bath. Amenities of the home include a Trane high efficient gas forced air furnace with an outdoor wood stove supplement, central air, rural & well water, gas hot water heater, breaker box and natural gas.

Garage space includes an attached single car garage and a 20'x32' detached garage with a 12'x30' & 15'x30' lean to. All situated on .84 Acres M/L.

Included: (2) Refrigerators, (2) Stoves, Washer, Dryer, Upright freezer

Not Included: All personal property

Real Estate Taxes on Tract #1:

Gross \$1,491.94

Hm. Cr. (\$132.02)

Net \$1,360.00 (Rounded)

Tract #2 – Two Buildings on .84 Acres M/L

Need storage space? Then this tract has what you are looking for! This lot has two buildings, one with a 24'x42' building with an attached 24'x24' open faced addition. This building has a separate machinist/ tool room with electric furnace & wall A/C unit, shop space with two overhead doors, loff storage and covered storage in the addition. The second building is a 30'x44' open faced building with an enclosed garage space with sliding door. Amenities of this tract includes a rural water pit, a well and electricity. All situated on .84 Acres M/L.

Included: Wall A/C unit

Not Included: All personal property

Real Estate Taxes on Tract #2: Gross/Net: \$144.00

Tract #3 – 8.5 Acres M/L

This tract of land adjoins Tracts #1 & 2 and offers a potential building site and timber. Please note there is no direct access to this tract.

Real Estate Taxes on Tract #3: Gross/Net: \$102.00

TERMS ON ALL TRACTS

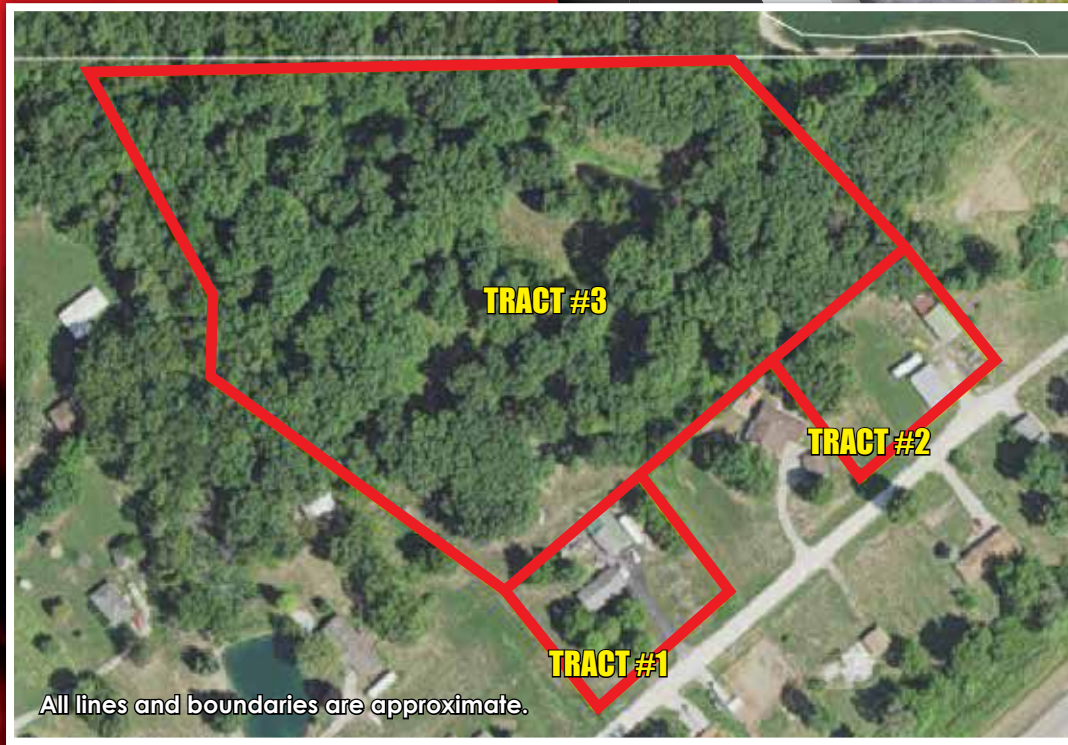
TERMS: 10% down payment on July 25, 2019. Balance due at closing with a projected date of September 6, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of September 6, 2019.

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.

SPECIAL PROVISIONS:

- This is a 5% buyer's premium auction. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- 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 County & State laws & regulations.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that buyer 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



All lines and boundaries are approximate.



TRACT #1



TRACT #2



TRACT #3

Auctioneer's Note: Steffes Group invites you to join us for this large estate auction where there will be something for every handyman, metal fabricator and car enthusiast. Plus you'll have the opportunity to own your own home and property in the country! Bring a friend as we may be running 2 auction rings for a portion of the day. Lunch will be served on site. Online bidding will be available on the major items, such as vehicles, utility tractors, machine shop equipment and motorhomes.

MOTORHOMES

- 2001 Newmar Dutchstar**, 74,004 miles, 38', class A motorhome, diesel pusher, push button automatic, air brakes, power levelers, (2) slides w/ awnings, power steps, (3) awnings, Onan 7500 watt diesel generator, heat, a/c, electric & gas water heater, stackable laundry, combination refrigerator, ice maker, gas stove, microwave, rear queen bed, (2) TV's, Michelin 275/80R22.5 fronts & rear duals, VIN 4VZBN23941C039432
- 1995 Pace Arrow**, motorhome, 40', V8 gas, automatic, rear tag axle, VIN 1GBLP37N5S3304975

COLLECTOR CARS

- 1970 Plymouth Road Runner**, 383 ci V8, originally a 4 speed car, 2 door coupe, hard top, new paint and decals, air induction hood, this car is in the process of being restored and sells with all parts able to be located, VIN RM23N0G159151
- 1971 Ford Roadster**, shows 7,182 miles, 302 ci V8, automatic, twin 4 barrel carburetors, open headers, N50-15 rear tires, 15.5R15 front tires, VIN IA14275

TRUCKS

- 2017 GMC Canyon SLT**, 34,721 miles, 4WD, V6, automatic, ext. cab, leather, heated seats, remote start, power windows, power locks, backup camera, touch screen radio, 265/60R18 tires, aluminum wheels, VIN 1GTH6DE39G1370752
- 1988 Ford F250**, unknown miles, 4WD, V8, diesel, automatic, reg. cab, 8' bed, snow plow mounts, VIN 1FTHF26M4JA16649 (DOES NOT RUN)
- 1982 Chevrolet Silverado 10**, 87,926 miles, 2WD, 6.2 diesel, automatic, reg. cab, long bed, VIN 1GDCC14C6CJ134366 (DOES NOT RUN)
- 1969 Ford F350** V8 gas, 5x2, box truck, VIN F35HKE74586, (DOES NOT RUN)
- International Load Star** grain truck (DOES NOT RUN)

VEHICLES

- 1997 Oldsmobile Aurora**, 84,076 miles, 4.0L V8, automatic, 4 door, leather interior, heated seats, sun roof, power seats, power windows, power locks, AM/FM/Cassette/CD, keyless entry, 235/60R16 tires, VIN 1G3GR62C8V4104566
- 1998 Pontiac Bonneville SLE**, 232,758 miles, 3800 V6, automatic, 4 door sedan, 225/60R16 tires, aluminum wheels, VIN 1G2HX52K8W1227168 (DOES NOT RUN)
- 1995 Chevrolet Celebrity**, station wagon, VIN 1G1AW35T1F6252670 (DOES NOT RUN)
- 1985 Oldsmobile Tornado Z57**, V8, gas, 2 door, VIN 1G3ZE57Y0FE341849 (DOES NOT RUN)
- 1982 Chevy Monte Carlo**, 2 door, hard top, VIN 1G1AZ37N6CR161958 (DOES NOT RUN)
- 1979 Mercedes Benz 300D**, 85,927 miles, 183 cu. inch diesel, 4 door sedan, automatic, power windows, power locks, 205/75R14 tires, VIN 12313012138187
- 1977 Chrysler Cordoba**, 34,636 miles, 440 cu. inch, automatic, 2 door, (DOES NOT RUN)

BACKHOE LOADER

- Ford Industrial**, loader/backhoe, 2WD, diesel, 6 1/2' front loader bucket, 24" rear digging bucket, outriggers, 18.4-28 rears, 14-17.5 fronts
- Hough crawler loader**, gas
- Ford 8N tractor**, parts only
- Portable 4 cyl. diesel air compressor (DOES NOT RUN)
- Kohler generator**
- 3pt. post hole digger

TRAILERS

- Tow Dolly, drive on ramps, fenders, lights
- 1978 Homemade trailer, 8'x12', bumper hitch, tandem axle, VIN IA21326
- Small boat trailer, single axle

MOTORCYCLES

- 1978 Kawasaki KZ1000 Z1-R**, 7,995 miles, motorcycle DOHC, front faring, lights, turn signals, VIN KZT00D-002287
- Kawasaki CSR 650**, 8,742 miles, motorcycle, windjammer faring, electric start, stereo, VIN JKAKZEH128BA010495
- Motorcycle hyd. lift stand

SEVERAL MOTORCYCLES FOR PARTS

LAWN MOWERS

- 2011 John Deere X744 Ultimate**, 684 hrs., 62" deck, diesel, 4 wheel steer, diff. lock, power steering, power deck lift, front mount electric 2500# winch, sells with John Deere power bagger and John Deere MC519 cart w/ hyd. dump, S/N 1M0X744AKBM060281
- John Deere 425**, 1,881 hrs., 54" deck, 20 hp, liquid cooled engine, all wheel steer, hydro drive, power steering, power deck lift, front mounted 3000# electric winch, sells w/ John Deere power bagging system and John Deere MC519 cart w/ hyd. dump, S/N M00425B022471
- John Deere LX188**, no hr. meter, 48" deck, 17hp, liquid cooled Kawasaki, hydro drive, S/N MOL188X118476, (DOES NOT RUN)
- John Deere LX188**, no hr. meter, 48" deck, 17hp, liquid cooled Kawasaki, hydro drive, S/N MOL188X118476, (DOES NOT RUN)
- John Deere 320**, unknown hrs., 48" deck, liquid cooled engine, (DOES NOT RUN)
- Kubota HST G5200**, 46" deck, diesel
- Case Ingersoll 448**, 44" deck, Onan 2 cyl. gas, hydro drive
- John Deere MC 519** rear mounted bagger, (no top cover)
- MTD 5hp yard vacuum/power blower** 25 gal., 12V sprayer on 4 wheel cart
- Honda** push mower
- Lynxx** 40V pole saw
- McCulloch** 1000 chain saws
- Several gas engines



MILL & LATHES

- 1994 Enco 100-1599** vertical mill, Enco Platinum Plus digital readout, S/N 9958
- Enco 111-1445** metal lathe, 4' bed, 220V, w/ 3 extra jaws
- Longem LG-2080DS** metal lathe, 8' bed, Enco Platinum Plus digital readout, Logan metal lathe
- Central Machinery 6"** tool grinder on stand
- Enco 7"** horizontal metal band saw
- Various machinist tooling, arbor press, drill bits & micrometers

GUNS

- Remington Sportsman 58**, shotgun, 20 ga., 2 3/4, duck & dog engraving, S/N 209909X;
- Savage Mark II Mach 2**, 17 cal., bolt action, S/N 0457749;
- Winchester Model 94 30-30**, lever action, S/N 2700774;
- Romanian M1969 .22LR**, bolt action, S/N M6910622;
- Wiltshire Arms**, shotgun

FURNITURE

- Winners Only roll top desk; Victorian Style carved eagle couch with matching love seat & two chairs; Howard Miller grandfather clock; Couch; End tables; Dresser; Chest of drawers; Dining room table; 4 dr. file cabinet; Dehumidifier; Collection of American Flyer electric trains, tracks, controllers & Royal Beechcraft Staggering RC controlled aircraft kit; assortment of RC air planes and parts; Glassware; Spoon collection

SHOP EQUIPMENT

- US General 8** drawer top box; **US General 13** drawer rolling tool cabinet; **Magna Force 5hp** 60 gal vertical air compressor; **Classic 60 gal.** vertical air compressor; **Honeywell** horizontal air compressor, 7 1/2 hp, 3ph.; **Devilbiss VP-5006** horizontal air compressor, 5hp, 220/440; Horizontal air compressor, 5hp, 220V, 1ph.; **Miller DialArc 250** AC/DC welder w/ PowerKraft stabilizer; **Lincoln SP-100** mig welder on cart; **Lincoln 225 AC** welder; **Guardian Power 16** spd. drill press; **PowerKraft** drill press; **Skat Blast** bead blast cabinet; **Central Pneumatic 40lb** blast cabinet; **Cummins 4 1/2"** metal bandsaw; **Buffalo** metal band saw; **Belt/disc sander**; **NorthStar** power washer, Honda 5hp; **Hydrostar Drain Monster**, 50' power feed; **Floor jacks**; **Jack stands**; **Shop Vac**; **Air tools**; **Large vice**; **Bench grinder & stand**; **Parts washer**; **Torch cart & tanks**; **Buffer/polisher** on stand; **Engine hoist** w/ air over hyd. jack; **Portable battery charger**; **Bolt rack**; **Assortment of tools, sockets, wrenches & vice grips**; **Badlands 1200#** winch; **Gardner-Denver HKI** heavy duty winch on cart

DAVID LOWE ESTATE

Connection Bank – Executor | Gregory A. Johnson – Attorney for Estate

For details contact auction manager, Terry Hoening of Steffes Group, 319.385.2000 or by cell, 319.470.7120

SteffesGroup.com

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