

# AUCTION

Thornton, Iowa

**196.5±  
acres**  
SELLS IN 7 TRACTS

**AUCTIONEER'S NOTE:** We invite you to the live auction of 196.5 acres of land, hog buildings, grain facility and homes held on Tuesday, December 3 at 5PM at the Best Western Holiday Lodge, 2023 7th Avenue N, Clear Lake, IA. We also invite you to join us on Wednesday, December 4 at 10AM for the live auction of the machinery & equipment, with online bidding available on major items.

**DAY 1 TUESDAY, DECEMBER 3, 2019 AT 5PM**

**THORNTON, IOWA** - The land & homes are generally located 4 1/2 miles north of Thornton on County Highway S25, then 5 miles west on County Highway B55 to County Highway S14/Balsam Avenue. Watch for auction signs. **Auction to be held at the Best Western Holiday Lodge, 2023 7th Avenue N, Clear Lake, IA.**

**"Selling Choice with the Privilege"** - Tracts #1-3 will be sold price per acre. Tracts #4, 5, 6 & 7 will be sold lump sum price. Tracts #1-3 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #1, Tract #2 or Tract #3, or any combination of tracts times their high bid. Once this is completed, Tracts #4, 5, 6, & 7 will be sold. Tracts will not be recombined.

**Tract #1 - 70 Acres M/L - Subject to final survey**  
Approx. 66 acres fillable. Corn Suitability Rating 2 of 82.2 on the fillable. Located in Section 31, Union Township, Cerro Gordo County, Iowa.

**Tract #2 - Two Hoop Buildings on 68 Acres M/L - Subject to final survey**  
With approximately 64 acres fillable, this tract of land offers a 72'x252' cattle hoop building built in 2015 with 4 pens, concrete floor, concrete fence line bunks, feed alleyway, a 40'x224' hoop storage building and a separate 40'x48' commodity hoop building with concrete floor. Corn Suitability Rating 2 of 83.9 on the fillable. Located in Section 31, Union Township, Cerro Gordo County, Iowa.

**Tract #3 - 31 Acres M/L - Subject to final survey**  
Approx. 28 acres fillable. Corn Suitability Rating 2 of 84.1 on the fillable. Located in Section 30, Union Township, Cerro Gordo County, Iowa.

**Tract #4 - 80' x 170' Nursery on 10 Acres M/L - Subject to final survey**  
This tract offers an 80'x170' nursery built in 2017 with a 20'x26' addition with two stationary dock heights. This tract has approx. 7 acres fillable with a Corn Suitability Rating 2 of 79.9 on the fillable.

**Tract #5 - 3,600 Head Hog Facility & Home on 9 Acres M/L - Subject to final survey**  
Property Address: 7442 Balsam Avenue, Thornton, Iowa

3,600 head hog facility includes: 40'x296' finishing building (updated in 2017), with enclosed loadout & 3 bulk bins, 60'x260' finishing building with enclosed loadout & 3 bulk bins, and a 40'x60' former gilt building converted to finishing in 2017 and a bulk bin. This site has a 12,000 gal. LP tank and a 150KW generator. Other buildings include: 60'x100' machine shed & 40'x70' shop.

The five bedroom, three bath home has 3,895 sq.ft. of living space on the main level. The main level offers a family room with fireplace, rec room, formal dining room, master suite with master bath & hot tub and a laundry room. Other amenities of the home include 20'x24' 3 seasons sunroom, above ground pool, a 24'x36' 3 car attached garage, partial basement with two high efficient furnaces with central air. The property is serviced by two wells.

**Included:** 12,000 gal. LP tank, 150KW generator, All bulk bins.  
**Not included:** Fuel barrels, Hay bales, Air compressor, Appliances, All personal property.

**Tract #6 - 137,000 bu. Grain Bin & Feed Mill on 2 Acres M/L - Subject to final survey**  
137,000 bu. grain bin setup includes: 75,000 bu. grain bin, (2) 31,000 bu. grain bins with a 120' grain leg, 6,000bu/hr conveyor, MC820 grain dryer and a 70T scale. Bulk bins include a 4,500 bu., 3,000 bu., 30 ton & (3) 25 ton.

The 42'x72' feed mill has a drive thru alley with dump pit, office and feed mill room with a Agronix Feed Pro FP900A80 feed blender, Roller Grinder System, 2 unit Agronix Feed Pro FP901A40, Agronix Feed Pro LX800 12 hopper micro mixing system, connected to a 4 head truck dump over the feed truck parking stall.

**Included:** Feed mill equipment. **Not included:** (2) 1,000 gal. LP tanks  
**Tract #7 - Home & Outbuildings on 6.5 Acres M/L - Subject to final survey**  
Property Address: 8198 Balsam Avenue, Klemme, IA

Take a look at this extensively remodeled four bedroom home with ample buildings for livestock or workshop space. The home has 2,864 sq.ft. of living space on the main level. The main level offers a custom built kitchen, master suite, full bath, laundry room and a sunporch with fireplace. The upstairs has 3 bedrooms and a 1/2 bath. Other amenities of the home include updated windows, updated exterior siding, 26'x28' 2 car attached garage, partial basement with high efficient furnace with central air. The property is serviced by one well.

Buildings include a 67'x96' shop with office, (2) 18'x28' booths, truck wash bay, 3/4 bath, in floor heat & 3,000 gal water tank, 60'x90' machine shed, 40'x170' hoop building, 30'x60' open front cattle shed, 16'x40' cattle shed, 36'x60' barn, 29'x40' corn crib with (2) unloaders, 26'x70' shed and a 24'x36' detached garage.

**Not included:** Corn in crib, Fence line feed bunks, Livestock equipment, Portable bulk bin, (2) 1,000 LP tanks, Air compressor, Appliances, All personal property.



## FARM MACHINERY & EQUIPMENT

**DAY 2 WEDNESDAY, DECEMBER 4, 2019 AT 10AM**

Auction located 7442 Balsam Avenue, Thornton, IA. Watch for auction signs.

**4WD TRACTOR**

**2005 John Deere 9320**, shows 1,434 hrs., 4WD, powershift, deluxe cab, active seat, 4 hyd., BB, GS ready, JD ATU 200 steering wheel, JD Brown Box display, 450lb rear wheel weights, 650/65R42 duals, S/N RW9320F031121

**MFWD TRACTORS**

**2011 John Deere 8285R**, 2,652 hrs., MFWD, powershift, ILS, deluxe cab, active seat, 5 hyd., 3 pt., quick hitch, Lg. 1000 PTO, GS3, power beyond, (2) 450lb rear weights, front fenders, rock box, front duals, 480/80R50 rear duals, S/N 1RW8285RABP041818

**2005 John Deere 7520**, 4,696 hrs., MFWD, powerquad, 20 speed, cab, buddy seat, 3 hyd., 3 pt., 540/1000 PTO, joystick, mid mount couplers, front fenders, w/ JD 741 self leveling loader, 18.4-38 rears, 380/85-30 fronts, S/N RW7520R030855

**1999 John Deere 7810**, shows 856 hrs., MFWD, powerquad, 16 speed, 3 hyd., 3 pt., Lg. 1000 PTO, integrated joystick, mid mount couplers, sells w/ JD 740 loader, 480/80R42 duals, S/N RW79810H029018

**2WD TRACTORS**

**1979 John Deere 4440**, shows 3,003 hrs., 2WD, quad range, cab, 2 hyd., 3 pt., 540/1000 PTO, (10) front weights, 18.4-38 tires, S/N 4440H 022965R

**1970 John Deere 2520**, shows 840 hrs., 2WD, gas, synchro, open station, 2 hyd., 3 pt., w/ quick tach, 540/1000 PTO, side console, WF, 15.5-38 rears, S/N T711R019116R

**SKID LOADER**

**2015 Gehl R220**, 1,768 hrs., skid steer, 2 speed, cab, AC/heat, Power-A-Tach, hand controls, Ness light material bucket, 12-16.5 NHS tires, S/N GHLOR220H00173337

Ness, pallet fork, 48", skid steer mount

**DRILLS**

**2014 Landoll Brillion SSB12**, pull type drill, 12', 2 seed box, S/N ASD1401254

**2013 Brillion BPDB6**, Till 'N Seed grain drill, 6', 3 pt., electric acre counter, S/N TSK1300218

**TILLAGE**

**2005 John Deere 2210**, field cultivator, 32', 3 section, tandems across, 6" spacing, 6" sweeps, 4 bar coil tine harrow, S/N N02210L000508

**HAY EQUIPMENT**

**2007 Vermeer 605N**, round baler, 1000 PTO, comstalk special, liquid tank, DCF wide pickup, 697 bales, 21.5L-16 tires, S/N 1VRM16144F1000251

**Vermeer MC840**, disc mower conditioner, side pull, steel rolls, S/N 1VRV181W691000998

**Ogden**, wheel rake, 10 wheel plus kicker

**John Deere**, bale fork, off 741 loader

**John Deere**, bale spear, fits JD loader

**Accessories Unlimited 820**, bale spear, skid steer mount

(2) Hayrack, 8'x16'

**MANURE EQUIPMENT**

**2016 Meyers VB375** manure spreader, tandem axle, Lg. 1000 PTO, dual vertical beaters, sloop gate, S/N 3VB37518

**Nuhn Magnum 7000**, liquid tank, tandem axle, Krohne flow valve, 5 head applicator, Ag Leader PF 3000, Raven 660 Flow Control, 30.5x32 tires

**Nuhn 0162**, pit pump, 12', 3 pt., Lg. 1000 PTO, single nozzle, S/N 16488

**Zoske pit tube**, 10'x30', cable lift, liquid manure loading tube, on wheels

**SEMI & HOPPER BOTTOM**

**2000 International Aero 9400i**, 811,950 miles, tandem axle, Pro-sleeper, CAT C-15, Eaton Fuller 10 speed, 213" WB, dual alum fuel tanks, air ride, air slide, 285/75R24.5 tires on alum fronts, 275/80R24.5 tires on alum rears, VIN 3HSCNASR81N083418

**2014 Wilson Commander DWH-500CB**, hopper bottom, 44'x96'x72", tandem axle, ag hoppers, Shurco 4500 electric tarp, air ride, 11R22.5 on alum., VIN 4WVW4432A6F7708507 (damage on right side of trailer)

**FEED TRUCKS**

**2006 Kenworth T800 Construct**, 560,016 miles, feed truck, tandem axle, w/ tag, CAT C13, Eaton Fuller 10 speed, CEI Pacer stainless steel feed body, 30', 18 ton, VIN 1XKDPBEX66J146487

**1985 GMC Brigadier**, 351,057 miles, feed truck, tandem axle, Cat 3208, diesel, Eaton Fuller 10 speed, Sudenga 4 compartment 24' feed box, VIN 1GDS8C4Y8FV612022

**GRAIN CART**

**2006 Brent 1080**, grain cart, 1000 PTO, tarp, corner auger, 650-32 diamond tread tires, S/N B22740121

**WAGONS**

**Parker 2000**, gravity flow, LH discharge, on John Deere running gear

**Parker 2000**, gravity flow, LH discharge

**Killbros**, gravity flow, 300 bu., RH dump

**VEHICLES**

**2016 Ford Explorer**, 40,000 miles, 4WD, 4 door

**2015 Ford F-150 Lariat XLT**, 42,765 miles, SuperCrew cab, 4WD, Eco-Boost 3.5L turbo, V6, 4 door, leather, bucket seats, all power, NAV, alloy wheels, VIN 1FTEW1EG8FKD59304

**2012 Ford F350 Super Duty King Ranch Lariat FX4**, 75,000 miles, crew cab, 4WD, diesel, leather, all power

**TRAILERS**

**2013 S&S**, livestock trailer, 24' x 7', gooseneck, steel, single cut gate, 14,000 GVWR, VIN 4S9G62426DE115107

**2009 Kiefer 1000**, flatbed trailer, 27' + 5', 2 ramps, tandem axle, gooseneck, 10,000lb axle, 20,000 GVWR, VIN 1DVDF302X9K057390

**2002 Pace American Shadow GT**, cargo trailer, 24'x8', tandem axle, VIN 40LWB24273P085437

**H&H Speedloader EX**, 20'x7', elec./hyd. tilt bed, tandem axle, 235/85R16 tires

**UTV & MOWER**

**Polaris Ranger**, 804 hrs., 4x4, manual dump box, VIN 4XARD50A02D1566732001

**2004 Toro 7425Z Z-Master** 1,415 hrs., commercial zero turn, 72" deck, S/N 240000700

**LIVESTOCK EQUIPMENT**

**Gehl 8285**, feed wagon, total mix, LH discharge, 540 PTO, horizontal auger, Gehl 2100 scale, S/N 8538

**Artsway PM35**, grinder mixer, 1000 PTO, hyd. drive augers, scale, S/N AWP35010923

**Foremost Chute Model 30**, palpitation cage, adjustable alley, 10' sweep tub

**Palco P685 HEG** squeeze chute, PHG, manual head gate, Palp cage, drop down gates

**Priefert**, pasture feeder, for horses

**Apache HHR3**, hay feeder, S/N 0808103

**Apache WFW 2442**, bale feeder, 24', tandem axle, S/N 080610

**Apache**, feed wagon, tandem axle, 24'

(2) **Apache**, creep feeder, double sided, 160 bu., East Way combination oiler/mineral feeder

(16) **8'x44" Concrete Feed Bunks** w/ cable

(2) **Concrete Feed Bunk** ends 1-RH, 1-LH

**Hog Slat**, bulk bin, 36" x 8' 6"

**Hog Carrier**, shop built

**Homemade Loading Chute**, wood, on wheels

**EQUIPMENT**

**John Deere 300**, pull type picker, 3x30", 3 row, S/N 002717

**John Deere 47**, front end loader, S/N 003287

**Lorenz 8101**, snow blower, 2 stage, 1000 PTO, hyd. swivel, 3 pt., S/N 8101674

**King Kutter 500**, 3 pt. seeder, 540 PTO

**Sturd-E-Built**, quick tach system, 3 pt.

**TANKS**

(2) **1,000 Gal. Fuel Tank** w/ Fillrite FR700 pump

(2) **500 Gal. Fuel Tank** w/ Fillrite FR700 pump

(2) **500 Gal. Plastic Water Tank**

**1,500 Gal. Liquid Tank**

**STALK & HAY BALES**

Approx. 225, stalk bales, (stored inside)

Approx. 115, stalk bales, (stored outside)

Approx. 25, large square mixed hay bales

**SHOP EQUIPMENT**

**Winco 20PTOF-3/C**, generator, 20,000W, 1 phase, S/N 85226

**Ingersoll-Rand T-30**, air compressor, 5 hp., electric motor, 2 cyl., 30 gal.

**Elec/Hyd. Tire Changing Station**

**Hobart 120**, wire welder

**TECHNOLOGY**

**John Deere brown box display**, SF1, 5,683 hrs., S/N 132868

**John Deere Starfire ITC** 6,739 hrs., 3000 globe, SF1, S/N 354296

**Dickey-John GAC2100**, grain moisture tester

More photos on reverse side!



## LUSCOMBE ENTERPRISES, INC.

For real estate details contact Nate Larson of Steffes Group, 641.423.1947 or 641.530.5528  
For equipment details contact Duane Norton of Steffes Group, 641.423.1947 or 515.450.7778

# SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947

Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

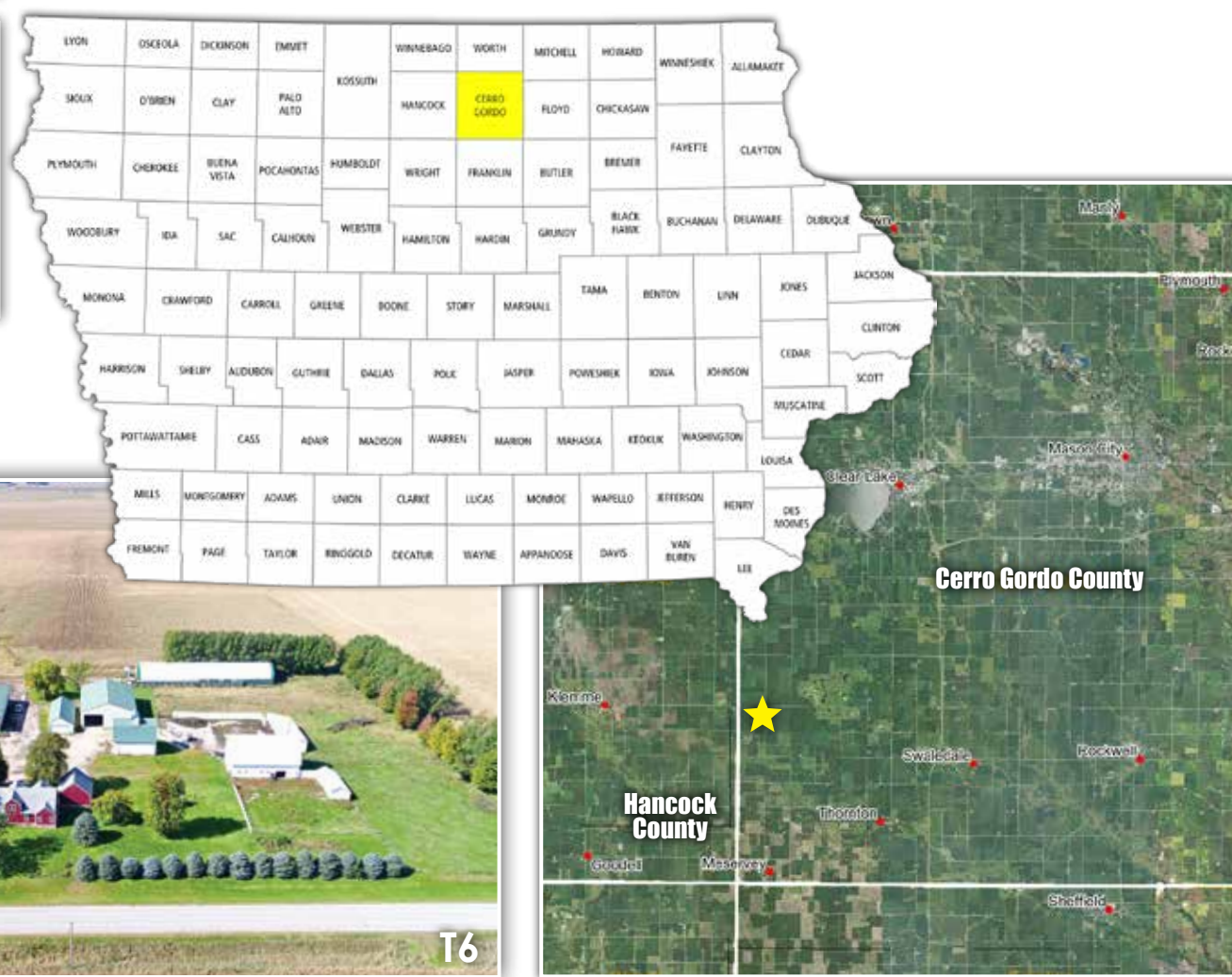






**TERMS ON ALL TRACTS**  
**TERMS:** 10% down payment on December 3, 2019. Balance due at closing with a projected date of January 28, 2020, upon delivery of merchantable abstract and deed and all objections have been met.  
**POSSESSION:** Projected date of January 28, 2020.  
**REAL ESTATE TAXES:** 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:**

- Termination on the tillable ground has been served by the seller to the tenant. Land is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer(s) to report to the Cerro Gordo County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres will be determined by the Cerro Gordo County FSA office, as some fields are combined and/or overlap Tract lines.
- The land will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for Tracts #1, 2 & 3. Tracts #4, 5, 6 & 7 will be sold lump sum price. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing on only the Tracts where the surveyed acres were used for the multiplier.
- Tracts #5 & 7, it shall be the buyer's responsibility and expense to acquire the DNR Time of Transfer certificate for the septic systems. This shall include, but not limited to, the expense to inspect, repair and/or update the septic system (if needed) and have said septic system pumped (if needed). It shall be the buyer's responsibility to correspond with the Cerro Gordo County Sanitarian and have the proper paperwork completed prior to closing.
- The buyer(s) of Tracts #4, 5, 6 & 7 shall reimburse the Seller for the remaining LP gas in the LP tanks on the day of closing, at the current market rate.
- If Tracts #2, 5 & 6 sell to different buyers, a well agreement will be established for the properties.
- If Tracts #2, 5 & 6 sell to different buyers, it shall be the expense of the buyer(s) of Tract #2 & Tract #6 to separate off the electric and to install a separate electric meter, if so desired.
- This auction sale is not contingent upon Buyer obtaining 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 buyer(s) 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).
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer(s).
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



2245 East Bluegrass Road  
 Mt. Pleasant, IA 52641  
 319.385.2000  
 SteffesGroup.com

Luscombe Enterprises, Inc. Land & Farm Equipment  
 TUES, DECEMBER 3 & WED, DECEMBER 4, 2019

PRESORTED  
 MARKETING  
 US POSTAGE  
 PAID  
 Permit #315  
 FARGO, ND

# UPCOMING STEFFES GROUP AUCTIONS

**THU., NOV. 21, 5PM**  
 Franklin County, IA  
**263± acres**  
 EQUIPMENT SELLS - NOV. 22, 10AM  
 KEVIN L. BARZ ESTATE

**FRI., NOV. 22, 3PM**  
 Franklin County & Butler County, IA  
**201± acres**  
 RICHARD L. SASS

Johnson Charitable Remainder Trust Farm Retirement  
 Rockwell, IA | November 14 at 10AM  
 Barz Estate - Franklin County, IA Land - 114± Acres  
 Hampton, IA | November 21 at 5PM  
 Barz Estate - Farm Equipment Auction  
 Hampton, IA | November 22 at 10AM  
 Kraft - Wright County, IA Land Auction - 328± Acres  
 Renwick, IA | November 25 at 5PM  
 Kraft - Pre Retirement Farm Machinery Auction  
 Renwick, IA | November 26 at 10AM  
 Wittrock - Farm Retirement Auction  
 Spirit Lake, IA | Closes: November 26 at 1PM  
 Dybvik Trust - Winneshiek County, IA  
 Cash Rent Online Auction - 517± Acres  
 Decorah, IA | Closes: December 2 at 1PM  
 Gibson Farm Equipment Auction  
 Altoona, IA | Closes: December 4 at 1PM  
 Hall Farm Retirement Auction  
 Ankeny, IA | December 5 at 10AM  
 Eggers Farm Retirement Auction  
 Gladbrook, IA | December 9 at 10AM  
 Curry Farm Retirement Auction  
 LuVerne, IA | December 10 at 10AM  
 Hildebrand Farm Retirement Auction  
 Woolstock, IA | December 11 at 10AM  
 Criss & Michelle Miller Farm Retirement  
 Nora Springs, IA | December 11 at 11AM  
 Multi Party Farm Machinery Auction  
 Mason City, IA | December 12 at 10AM  
 Multi Party Farm Machinery Auction  
 Various Locations | Closes: December 17 at 1PM

**MON., NOV. 25, 5PM**  
 Wright County, IA  
**336± acres**  
 EQUIPMENT SELLS - NOV. 26, 10AM  
 PAUL & KIM KRAFT

**TUE., DEC. 3, 5PM**  
 Cerro Gordo County  
**196± acres**  
 EQUIPMENT SELLS - DEC. 4, 10AM  
 LUSCOMBE ENTERPRISES, INC.

VIEW ALL AUCTIONS AT **SteffesGroup.com**

## MORE FARM EQUIPMENT [View more photos at SteffesGroup.com](http://SteffesGroup.com)

