

LAND & EQUIPMENT AUCTION

Iowa City, Iowa

TIMED ONLINE



Opens: Tuesday, July 21 / Closes: Tuesday, July 28, 2020 at 4PM

IOWA CITY, IOWA - From Interstate 80 Exit 246, proceed ¼ mile north on Highway 1, then 2 ½ miles north west on Rapid Creek Road, then ½ mile south on Wapsi Avenue to 3015 Wapsi Avenue NE, Iowa City, IA.

Open House on Tuesday, July 14th from 4-5PM



69.37 TAXABLE ACRES M/L

with 52'x48' Building & Home, sells in one tract

Don't miss your opportunity to purchase this tract of land within minutes of Iowa City! Featuring tillable farmland along a hard surface road with a 52'x48' building and a 1,440 sq.ft. berm home.

- 52'x48' insulated building offers a 36'x48' shop area and a 16'x48' tool room area. The tool room has Thermolec radiant in floor heat (closed system).
- One bay of the shop has concrete floors with a walk down work pit
- Second bay of the shop has rock floors for heavy crawler equipment
- (2) 12'6"x13' overhead doors
- 1,440 sq.ft. berm home was built in 1978 and has a 24'x20' detached garage
- The home is on a well

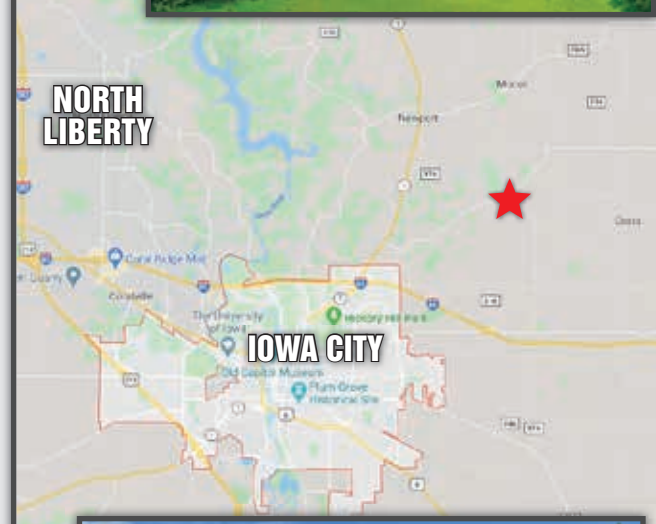
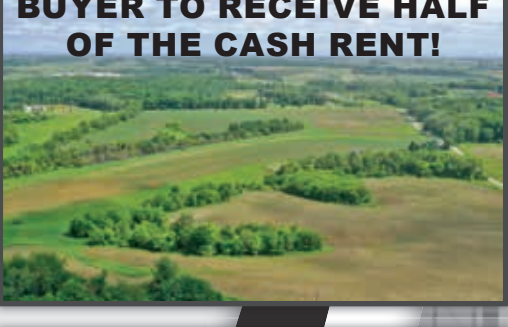
Approx. 52 acres tillable. Corn Suitability Rating 2 of 61.5 on the tillable acres. Located in Section 28, Graham Township, Johnson County, Iowa.

BUYER TO RECEIVE HALF OF THE CASH RENT!

Included: Any items present on the day of closing.
Not included: 2020 crops, Air compressor, Fuel tanks, All personal property.
Terms: 10% down payment on July 28, 2020. Balance due at final settlement with a projected date of September 11, 2020, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: September 11, 2020. (Subject to tenant's rights on tillable land)
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 | \$4,299.06 |
| Ag. Credit | (\$31.17) |
| Net (ROUNDED) | \$4,268.00 |

- Special Provisions:**
- This online real estate auction will have a 10% buyer's premium, capped at \$1,000. This means the buyer's premium in the amount of ten percent (10%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price. The maximum buyer's premium charge will be \$1,000.
 - Bidding on the Tract will be by the taxable acre. The multiplier used will be the taxable acres of 69.37.
 - Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
 - The tillable land is rented for the 2020 farming season. The buyer will receive the second half rent payment from the tenant, as follows: \$5,200 due October 1, 2020.
 - It shall be the responsibility of the buyer to serve the tenant termination notice prior to September 1, 2020, if so desired.
 - It shall be the obligation of the buyer to report to the Johnson County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. Please note final tillable acres will be determined by the FSA office, as FSA fields are combined with other land not selling.
 - 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.
 - There is a recorded easement, in favor of this tract of land, for vehicular ingress/egress and seasonal agricultural use of the private drive owned by the adjoining landowner to the south. View the easement at SteffesGroup.com
 - 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 Johnson County & Iowa Laws & regulations.
 - Buyer will be responsible for installing their own entrance, if needed or desired.
 - If in the future a site clean-up is required, it shall be at the expense of the buyer.
 - There is a Fence Agreement recorded April 1, 2015 pertaining to the northwest part of said property. All other fencing the buyer shall be responsible for in accordance with Iowa state law. View the Fence Agreement at SteffesGroup.com
 - This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
 - The buyer acknowledges that they have carefully and thoroughly inspected the real estate and are 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 real estate.
 - Steffes Group, Inc. is representing the Seller.
 - Any announcements made the day of sale take precedence over advertising.



EQUIPMENT

Opens: Tuesday, July 21
Closes: Tues., July 28, 2020 at 1PM

Equipment located at 3015 Wapsi Avenue NE, Iowa City, IA

Loadout will be Friday, July 31 from 10AM-4PM. Skid loader will be onsite to assist in loadout. Buyer will be responsible for removal of items purchased. Please bring your own manpower, tools & equipment. This online equipment auction will have a 10% buyer's premium.



LOADERS & DOZER

- International Dresser 540, wheel loader, CAH, shows 11,986 hrs. & 9,011 hrs., w/H H65 3 yd. bucket, 20.5x25 tires, S/N 57028
- Caterpillar 977H, crawler loader, open station, lever steer, 8' bucket, sells w/ second set of 50% rails & pads, S/N 537204
- Allis Chalmers HD 16 DP, dozer, shows 7,685 hrs., powershift, tilt blade, (engine issues) S/N 7054
- International DT 436B, 1460 combine engine, complete, (has not run in a couple of years)
- International DT 466 truck engine core

MOTORHOME

2000 Jayco Eagle 261P, 9,754 miles, 27' class C motorhome, E 450 Super Duty, V-10, cruise control, power windows, power locks, A/C, backup camera, sleeps 4, slide-out, stove, microwave, fridge, shower, 66 hrs. on generator, roof air, Coleman furnace, Awning curbside, 225/75R16 tires

VEHICLES

- 2007 Ford F150 XL, 62,093 miles, 2WD, V6, 4.2L, 5 speed, long bed, vinyl seats, (light hail damage), P235/70R17 tires, (one owner), VIN 1FTRF1ZZ77NA28305
- 1975 GMC Sierra Grande, miles unknown, 4WD, V8, automatic, sells w/Western snowblade, AM/FM radio, Knapehilde contractor box, 7.5-16LT tires, VIN TKY25J505126
- 1996 Mercury Mountaineer, 193,497 miles, AWD, V8, 4-door, leather, AM/FM/Cassette, moon roof, power windows, power locks, trailer hitch, 235/75R15 tires, VIN 4MZDU55P1VU01857
- 1982 Honda GL500 Silverwing, 48,431 miles, motorcycle, (under 2,000 miles on motor), slip streamer, saddle bags
- 1980 BMW R100T, 58,357 miles, motorcycle, wind jammer

BUCKET & AUGER TRUCKS

- 1981 GMC Sierra, bucket truck, shows 89,410 miles, 2WD, 1 Ton dually, Sky Jacker bucket lift, Bowie contractor's box, no motor, 9.5-16.5LT tires, VIN 1GDJC34M4BV74192 (parts only, no title)
- 1979 Ford F800, auger truck, shows 31,447 miles, V8 475, 4 speed, contractor box, w/Telect Captain auger boom, VIN F82JVDE9412 (parts only, no title)

VINTAGE TRUCK

1920 FWD SSUA, gas engine, Waukesha dual mag. ignition, Brown-Lipe gear box, (model #5352), (S/N T270600), S/N 28583 (parts only, no title, bill of sale only)

TRAILERS

- Shop Built Flatbed Trailer, triple axle, 20'x8', w/5' ramps, 215R85-16 tires
- Skid Loader Trailer, tandem axle, 63'x112"
- Skid Loader Trailer, tandem axle, 59'x76", ramps, 678-15 tires
- Coachman pull-type camper, 18', for storage, (non-roadable, bill of sale only)

TRACTORS & LAWN MOWER

- Allis Chalmers WD, 1 hyd., 3 pt., 540 PTO, narrow front, 13.6x28 tires
- King Cutter, rotary cutter, 5', 540 PTO, 3 pt.
- John Deere F525, front mount, riding mower, 48" deck, PA540A motor, foot controls, hydro
- Stihl 031AV chainsaw

MILL, LATHE & SHOP EQUIP.

- Bridgeport BR39304, Mill w/Digital Readout D60-3V, new spindle bearings, new brake, new 2 pc. X&Y, new lead screws, Danfoss VLT A/C inverter
- Atlas Clausing, metal lathe, 4', 220V, TB Woods X2C A/C Inverter
- Rockwell Model 20, metal bandsaw, w/SP500 Easy Clean Plus, Reliance inverter, on casters, 220V

- Snap-On bead blast cabinet
- Matco Tools wire feed arc welder
- Air Products A/C arc welder
- Lincoln 225 arc welder
- Century 230 AMP welder
- C-Aire II, air compressor, 5 hp., 1 phase, 2-stage
- Pittsburg bender
- Large bench vice
- Chicago Electric Plasma 40 HF plasma cutter
- Central Machinery 20" drill press
- Central 12 Ton hyd. shop press
- Gould 1/2 hyd. hose machine
- Ridgid pipe threader
- Large Pittsburg A Frame on Casters



SNAP-ON TOOLBOXES & TOOLS

- Snap-On 13-drawer tool cabinet on casters, 50"x26.5"; Snap-On 12-drawer toolbox, 32"x18"; Snap-On 6-drawer toolbox, 26"x12"; (2) US General 5-drawer tool carts; Snap-On ¾" air impact; Snap-On ½" air impact; Snap-On PH 3050B air chisel; Snap-On, 24 pc. ½" impact semi deep socket sets, 15-25,27 mm sockets, 1/2"-1-1/4"; Snap-On Socket Sets, Ratchets, Nut Driver Set, Hammers, Screw Drivers; Snap-On RTD42 42 pc. rethreading set; Snap-On ¼" drive standard & metric set; Snap-On compressor gauge set; Snap-On PDM MT 500 diagnostic meter; Snap-On angle grinder; Snap-On metric crowfoot open end wrench set; Snap-On 18V drills; Snap-On 18V 3/8" impact; Snap-On drill bit set; Snap-On timing light; Blue Point Moto-Tool; Blue Point air drill; MAC 117 pc. deluxe threading & drill bit set; Craftsman 59 pc. tap & die Set
- Astro Pneumatic Tool Company, XL Nut/Thread setting hand riveter kit, 1/2" cap.; Astro Pneumatic Tool Company, 13" Nut/Thread setting hand riveter kit; Cummins 1" air impact; Raytek ST4 infrared temp gauge; Titan 3/4" digital torque adapter; Bench buffer; Craftsman & Hitachi circular saws; Bauer 20V Lithium angle grinder; Several Black & Decker 18V cordless drills; Bench grinders; Pipe wrenches; Porta Power set; Pronto gear puller set; Schumacher portable battery charger; Milwaukee chop saw; Evolution chop saw; Anvil & stand; 3' sheet metal brake; Parts washer; Arbor Press; Hitachi 12" compound miter saw; Impacts; Air Grinders; Wood Master Multi-Tool belt sander & bandsaw, joiner; Engine puller; Floor jacks; Torch set; Hitches; Ladders; Forney arc welder; Gas Pressure Washer Kawasaki motor, needs coil, w/Astro 840 pump; Motorcycle jack; Air pig; 14" metal chop saw; 1200 W Generator; Sears portable air compressor; HD Generator; Milwaukee Heat Gun; Metal Shelving w/Bolts & Hardware bolt cabinet & contents; Portable cement mixer; (2) Dee Zee 8' alum. toolboxes; (2) Rubbermaid garden sheds; Assorted Tools hand tools, sockets, pliers & more!!

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ALL LINES AND BOUNDARIES ARE APPROXIMATE.

SteffesGroup.com

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