

AUCTION

Dumont & Hampton, Iowa **TIMED ONLINE**



Opens: Monday, November 30 / Closes: Monday, December 7, 2020 at 4PM

Open House on Monday, November 30th from 4-5PM

Land is located 2 1/2 miles west of Dumont on Highway 3 then 3 1/2 miles south on Franklin Avenue, then 1/2 mile west on 115th Street to 2423 115th Street, Ackley, IA. The home is located at 417 1st Street SE, Hampton, IA.



TRACT 1 - 55.74 Acres M/L, Subject to final survey
FSA indicates: 53.55 NHEL acres tillable. Corn Suitability Rating 2 is 77 on the tillable acres. Located in Section 13, Geneva Township, Franklin County, IA. Real Estate Taxes: Gross \$1,186.40 - Ag. Credit (\$38.75) = Net \$1,148.00 (Approx.)

TRACT 2 - 38.5 Acres M/L
FSA indicates: 35.72 NHEL acres tillable. Corn Suitability Rating 2 is 56.1 on the tillable acres. Located in Section 13, Geneva Township, Franklin County, IA. Real Estate Taxes: Gross \$856.10 - Ag. Credit (\$30.12) = Net \$826.00 (Rounded)

TRACT 3 - 22.44 Acres M/L, Subject to final survey
Located at 2423 115th Street, Ackley, Iowa. This tract offers pasture ground with a 1 1/2 story, two bedroom home with 1,157 sq.ft. of living space, in addition to older outbuildings, grain bin and a well. Located in Section 13, Geneva Township, Franklin County, IA. Real Estate Taxes: Please note there will not be a tax prorator at closing on Tract 3, due to current tax credits making zero taxes due.

TRACT 4 - Two Bedroom Home
Located at 417 1st Street SE, Hampton, Iowa. Looking for an investment property or first time home? This two bedroom, 1 bath home has 756 sq.ft. of living space and offers a living room, eat in kitchen, two bedrooms and a bathroom. The basement has storage space, washer, dryer, gas forced air furnace, stool, shower & fuse box. Located on a 66'x120' lot with a detached garage. Real Estate Taxes: Gross/Net \$458.00 Included: Stove, Washer/Dryer. Not included: Personal property.

Timed Online Personal Property Auction
Opens: Mon, November 30 / CLOSSES: MON, DECEMBER 7, 2020 AT 5PM

Loadout: Wednesday, December 9th from 1-4PM in Multiple Locations!
Corvette & Harley location: 2245 E Bluegrass Road, Mt. Pleasant, IA.
Farm equipment location: 2423 115th Street, Ackley, IA.
Furniture location: 417 1st Street SE, Hampton, IA



FARM EQUIPMENT
1968 Oliver 1850, 2WD, shows 4,356 hrs., diesel, Year-A-Round cab, WF, 2 hyd., 3 pt. w/working top link, 540 PTO, WF, (2) pair rear wheel weights, (5) front weights, 18.4-38 rears, 11-15 fronts
1947 John Deere A, NF, electric start, w/Stano loader, Power-Trol, 540 PTO, 1 hyd., hyd. loader, trip bucket, 5.50-16 front tires, 11-38 rear tires (does not run)
Oliver 18-0080, NF, diesel, 1 hyd., 540 PTO, 5.50-16 front tires, (1) pair rear wheel weights, 15.5-38 rear tires (injectors off, does not run)
Massey Harris 44 Special, WF, fenders, drawbar, 1 hyd., 540 PTO, 6.00-16 front tires, 13-38 rear tires (does not run)
John Deere 45, 2WD, square back combine, 4 cyl. gas engine, cozy cab, w/JD 210 2-row corn head (Buyer responsible for removal)
John Deere 45, 2WD, round back combine, 4 cyl. gas engine, cozy cab, w/JD 210 2-row corn head (Buyer responsible for removal)
Simplicity Regent, riding lawn mower, 42" deck, 20 hp., hydro
AgCo 515, riding lawn mower, 38" deck, hydro

VEHICLES
1966 Corvette, shows 55,138 miles, convertible, 427 Turbo Jet engine, 390 hp., Holley 650 carb., 4 spd. manual trans., w/original hard top, AM/FM radio, power antenna, side exhaust, leather seats, luggage rack, E30-15 tires (engine & vin match)
1997 Ford F-150 XLT, 157,592 miles, 4WD, ext. cab, Triton 4.6L V8, auto, cloth, AM/FM/cassette, PW, PL, short box, A/C, tilt wheel, cruise, 265/75R16 tires (RUNS)
1975 Chevrolet Monte Carlo, shows 88,950 miles, 350 engine, auto, Landau 1/4 vinyl top, A/C, 225/70R15 tires, alloy wheels
1967 Chevrolet C10, pickup, shows 44,007 miles, 6 cyl. manual
1956 Chevrolet 3100, pickup, shows 39,588 miles, 6 cyl. manual, 15" tires
1984 Chevrolet Caprice Classic, shows 17,742 miles, 5.0L auto, 4-door, vinyl top, A/C, tilt wheel, cruise, AM/FM/cassette
1988 Ford E-150, conversion van, shows 47,851 miles, 5.0L gas, auto, 707 Industries raised roof conversion, RH wheelchair lift, front captains chairs, duel fuel tanks, A/C, AM/FM/cassette, cruise, PW, PL, 235/75R15 tires

MOTORCYCLES & SCOOTER
2000 Harley Davidson XL883, motorcycle
Triumph Tiger 650, motorcycle, shows 18,584 miles
1959 BSA 650, motorcycle, shows 17,522 miles
Honda Helix, scooter, 33,632 miles, 110/100-12 front tire, 120/90-10 rear tire
GUNS
Marlin 81-DL, .22 cal., bolt action rifle, open sights, S-L-LR, S/N unknown
1942 Turkish Mauser K. KALE, 8mm, bolt action, S/N 7819S
1938 Turkish Mauser RI 712-G, 8mm, S/N 7819S, T#2472896
Morton Harris, .22 cal revolver
1952 Belgium Browning A5, 12 ga. semi-auto, S/N 381234
Iver Johnson 410 Champion, single-shot shotgun
MORE TO BE LISTED ONLINE

Terms: 10% down payment on December 7, 2020. Balance due at final settlement with a projected date of January 21, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of January 21, 2021 (Subject to tenant's rights).
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 online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the total bid amount to arrive at the total contract purchase price.
• Tracts 1 & 3 will be sold by the surveyed acre. Tracts 1 & 3 will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for said tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
• Tract 2 will be sold by the taxable acre, with the taxable acres being the multiplier. Seller shall not be obligated to furnish a survey on Tract 2.
• Tract 4 will be sold lump sum price. Seller shall not be obligated to furnish a survey on Tract 4.
• Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
• Tracts will be tied together, and the bidding will be set to close simultaneously. Each Tract tied together will stay in extension until there are no more bids placed on any of the Tracts that are tied together.
• The Seller has served termination to the tenant on the tillable & pasture ground is selling free and clear for the 2021 farming season.
• 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).
• It shall be the obligation of the buyer to report to the Franklin County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
• 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 Franklin County & Iowa Laws & regulations.
• This auction is selling subject to court approval.
• 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 Buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
• The Buyer(s) will be responsible for installing his/her 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.
• 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.

Clinton D. Poley Estate
GNB Bank – Executor of Estate | Jason Kirkpatrick – Director of Trust Services | John E. Coonley - Attorney for Estate
For information contact Steffes Group at 641.423.1947; Duane Norton, 515.450.7778 or Nate Larson, 319.931.3944

SteffesGroup.com

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