

MT. UNION, IOWA

# Real Estate Auction

**TIMED ONLINE**



Opens: Thursday, June 17th  
**CLOSES: THURSDAY, JUNE 24, 2021 AT 10AM**

Located at 2644 170th Street, Mt. Union, IA 52644

Open House on Thursday, June 10th from 10-11AM or by appointment

## TWO STORY HOME & OUTBUILDINGS ON 2.51 ACRES M/L

Here is a chance to own a home with several usable outbuildings all on a hard surface road. The home offers 1,940 sq.ft. of total living space and was built in 1915.

### Floor Plan:

- Kitchen w/ large breakfast bar, refrigerator, stove & dishwasher
- Full bath adjacent to kitchen
- Newer addition w/ a large living room w/ bay window & covered porch
- Formal dining room
- One bedroom on the main level
- Main level laundry room w/ washer & dryer
- Three bedrooms upstairs

### Amenities of the Home:

- Basement w/ Weil McLain heat pump
- Rural water & a well (condition unknown)
- 200 amp breaker box
- Mature trees with established windbreak
- 2.51 acres M/L

### Outbuildings:

- 22'x26' detached 2 car garage
- 32'x38' barn w/ 22'x38' addition w/ overhead door, built in 2005
- 20'x26' shed w/ overhead door & attic storage
- 27'x32' corn crib
- 14'x20' chicken coop
- 10'x16' small shed

**Included:** Refrigerator, Stove, Dishwasher, Washer, Dryer, A/C unit, 1,000 gal. LP tank, Any item present on the day of closing. **Not included:** All personal property.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

**Real Estate Terms:** 10% down payment on June 24, 2021. Balance due at closing with a projected date of August 9, 2021, upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** Projected date of August 9, 2021.  
**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 \$ 2,210.48 - Homestead Cr. (\$148.06) = Net \$ 2,062.00

- Special Provisions:**
- This online auction will have a 5% buyer's premium. 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.
  - Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
  - 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 Henry County & Iowa Laws & regulations.

- Seller shall not be obligated to furnish a survey.
- 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 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.

ESTATE EQUIPMENT

# AUCTION

**TIMED ONLINE**

Opens: Thursday, May 27th  
**CLOSES: THURSDAY, JUNE 3, 2021 AT 1PM**



**EQUIPMENT LOCATION**  
2644 170th Street, Mt. Union, IA

**PREVIEW**  
Tuesday, June 1st from 1-2PM

**LOADOUT**  
Monday, June 7th from 10-4PM

### TRACTORS

**Allis Chalmers 200**, shows 2,466 hrs., diesel, cab, 2 hyd., 540 PTO, 8 speed trans. w/ Hi/Lo selection, WF, (7) front weights, 18.4-34 rears, 11L15 fronts, S/N 2007791D  
**Allis Chalmers CA**, 540 PTO, WF, electric start, hyd. lift, drawbar, lights, sells w/Woods L306 72" belly mower, 11.2-24 rears, 5.0-15 fronts, S/N CA14415  
**Allis Chalmers WD45**, gas, 540 PTO, NF, hand clutch option, 2-row ear corn picker, AC Model 33, 13.6x28 rears, S/N 208663  
**Allis Chalmers WC**, gas, 540 PTO, NF, grill w/shutters, 5.50-16 fronts, 12-28 rears

### IMPLEMENT

**New Holland No. 6**, drill  
**Allis Chalmers**, planter, 2-row, ground-driven, snap coupler mount, trash whippers, seed fertilizer boxes  
**Allis Chalmers**, plow, 4-bottom, pull-type, hyd. lift w/cyl., slatted mold boards, rear dolly wheel  
**Allis Chalmers**, plow, 2-bottom, snap coupler mount, slat moldboards,  
**Western**, plow, pull-type, walking  
**Rotary Hoe**, 3', 3 pt., pull-type, weight box

### LAWN & GARDEN

**Allis Chalmers B1**, gas, 42" mowing deck, gear driven, S/N 11471AC  
**Allis Chalmers Bumble Bee 12**, 42" mower deck, gear driven, S/N 00293  
**Allis Chalmers B10**, gas, gear driven, hyd. loader, 32" trip bucket, 42" mower deck, S/N unknown  
**Allis Chalmers B10**, gas, gear driven, 42" mower deck, S/N 052535  
**Allis Chalmers B10**, gas, gear driven, S/N 023574  
**Allis Chalmers 310**, riding mower, 42" deck, gas, gear driven  
**Allis Chalmers 410**, riding mower, 42" deck, shuttle shift, 4 speed, S/N 29942100  
**Allis Chalmers B Series**, snow blower, 36" rear tiller, B Series weight box  
**Allis Chalmers**, sickle mower, 4', belly mount, fits B10 or 410  
**Sickle Mower**, 4', fits Allis Chalmers Series B & B10 (yellow)  
**Scotts Rotary Lawn Spreader**, chain drive, w/wheel drive for AC B Series  
**Allis Chalmers 310/410**, blade, 45", manual trip  
**Allis Chalmers**, lawn wagon, 36"x24", self-dumping Single Axle Yard Wagon, 5'x3', self-dumping, pull-type, 16x6.5 tires  
**Walk-Behind Seeder**, pull-type, 8" spacing, 5-row, ground-driven  
**Ideal Lawn Mower Grinder**, No. 7536, metal base  
**Suitcase Weights** for lawn tractor

### ENGINES

**Dempster**, stationary, 18-1/2" flywheels, sells w/dolly mover & Magneto, S/N 11252  
**Dempster Mill** (Beatrice, NE), stationary, Shop No. 17879, hand crank, Class 2H, 2.5 hp., Wico magneto, belly mount gas tank, 23-1/2" dual flywheels, V-Grove belt pulley, mounted on wood truck w/handle, 12" steel wheels, S/N 809934  
**Emerson Brantingham Co. Emerson No. 5999**, stationary, 4 hp., belly mount fuel tank, 23" flywheels, steel track w/pull handle, 16" rear steel wheels, 14" front steel wheels, no hand crank  
**Fairbanks Morse Type D**, stationary, self-oiling, 1,500 rpm flywheel, 750 rpm camshaft, 11" fly wheel w/opposing belt pulley, belly tank, not stuck  
**Fairfield Gas Engine** (Fairfield, IA), upright style, galvanized water cooling system, 14" flywheel w/opposing belt pulley & chain sprocket, mounted gas tank, hand clutch, mounted on wood truck, 4" wheels  
**Famous No. LA15196**, stationary, mfd. by International Harvester, 360 rpm, upright style, 27" flywheel  
**Famous Hopper Cooled Engine**, stationary, Eng. No. GA6196, Webster Magneto Model U24, No. 49224, mfd. by International Harvester Company, 2.5 hp., 500 rpm, 22" fly wheels, mounted on wood truck w/pull handle, 17" steel wheels, no hand crank  
**Foos Junior No. 33507**, stationary, 400 rpm, 2 hp., mounted gas tank, 23" open flywheels, steel frame truck w/pull handle, 16" rear steel wheels, 14" front steel wheels  
**Fuller & Johnson No. 171395 Model NC**, stationary, 400 rpm, Wico Magneto, 16" flywheels, hand crank, wooden track w/pull handle, 7" steel wheels, belly fuel tank  
**Fuller & Johnson** (Madison, WI), stationary, Eng. No. 95190, 500 rpm, 1.5 hp., 16-1/2" flywheels, belly mount fuel tank, crankshaft guard, hand crank, wooden truck w/pull handle, 9" steel wheels  
**Fuller & Johnson Eng. No. 74664**, gas, 1.5 hp., 500 rpm (parts engine)  
**Gas Engine**, 18" flywheels, not stuck/free turning, comes w/magneto  
**Gas Engine**, 17" flywheels w/belt pulley, approx. 1.5 hp., no crank, wooden box Magento, mounted on wood truck w/pull handle, 6" steel wheels, not stuck  
**IH Company LA1907**, stationary, 1.5-2.5 hp., belly tank, 14" flywheel, V-pulley 9-1/2" w/flat pulley, Winco Magneto Series AH  
**Kohler USA No. 133797**, upright gas, 4 cyl., light plant, LP or gas, equipped w/Kohler electric plant, 115V, 13 amp, single phase, 1200 rpm, hand crank, mounted on steel truck w/handle, 20" rear steel wheels, 14" front steel wheels

### ENGINES cont.

**Monmouth No. 10670 Model TA**, stationary, 1-3/4" hp., 500 rpm, Wico Magneto No. 47715, 16" flywheels, belt pulley, steel truck w/pull handle, 8" steel wheels  
**New Holland No. 9857**, Type P, farm engine, 2 hp., 300-600 rpm, Webster Tri-Polar oscillator magneto, 23-1/2" flywheels w/belt pulley, belly fuel tank, wooden truck w/pull handle, 14" rear steel wheels, 10" front wheels  
**New Holland**, grinder/feed mill, gas, 10" pulley, 14" flywheel, variable speed, w/top cover  
**New Idea Spreader Company No. 1931**, gas, cold water, OH, built at Sandwich, IL plant, Type-2, 1.5-2.5 hp., 16" flywheels w/belt pulley, Wico Magneto No. 1002391, hand crank, steel truck w/pull handle, 12" rear steel wheels, 7-1/2" front steel wheels  
**Olds Type A Shop No. F9765**, stationary, 1.5 hp., mfd. by Seager Engine Works. Distributed by Rumley Products, 18" flywheels, belt pulley, belly mount fuel tank, mounted on wood truck w/pull handle, 12" steel wheels  
**Rawleigh Schryer No. 74701**, stationary, 1.5 hp., 500 rpm, 16-1/2" flywheels  
**Rawleigh Schryer No. BB15327**, gas, 2 hp., 500 rpm, no magneto, 22" flywheels, belly tan, wooden truck w/pull handle, 12" steel wheels, 11" steel wheels  
**Rock Island No. A43008**, stationary, 1 hp., 600 rpm, 17" flywheels w/belly pulley, Wizard Magneto type 2TO No. 225924, wooden truck w/pull handle, 12" rear, 10" front steel wheels, no hand crank  
**Stover Manufacturing & Engine Co. No. 4122060**, stationary, 2 hp., 500 rpm, 21" flywheel w/belt pulley (stuck)  
**Gas Engine Track Frame**, 39" long, 9" wide, pull handle, 11" rear steel wheels, 7" front steel wheels  
**Misc. steel wheels & wooden truck frames**

### ANTIQUE ITEMS

**New Idea Galvanized Hand Crank Corn Sheller**; Fly Wheel Grinder on Stand; Grinder w/Belt Pulley; Misc. Steel Wagon Wheels; Buckboard Wagon Spring Seat; Windmill Head, no blade; Water Pump Jack; Pull-Type Bobsled Wagon 4"; Belt Driven Corn Sheller; Fly Wheel Grinders; Maytag Fanning Mill; Gas Pump; (2) Barn Roof Vents; DX ETHYL Gas Pump Globes; Antique Radios  
**SHOP EQUIPMENT**  
 Folding Engine Hoist; Craftsman 15-1/2" Drill Press; Craftsman Grinder On Pedestal Stand; Oxygen Tanks For Torch; Wooden Work Bench; Fiberglass Ext. Ladder; Parts Washer; AC Power Clean 502 Power Washer; Cement Mixer; Black Smith Blower; Misc. Hand & Yard Tools



### FURNITURE

Antique solid desks/store counter, 32"x10"; (2) Antique wooden desks w/wink well holder, (6) doors, folding top, 23"x33"; Antique wooden store counter, 29"x8"; (4) Bar stools; 2-Drawer cabinet & (2) shelves; Round kitchen table; Buffet w/ mirror, (3) drawers, (2) open doors; Roll-top desk; (2) Wooden 4-drawer file cabinets; Claw foot table; 2-Piece display hutch; 5-Drawer dresser w/mirror; Wardrobe; (2) Wash stands; **Jenny Lind** double bed; **Jenny Lind** bed frames & side rails; Plant stand; Wooden table; Wooden cabinet; Wooden display; Desk; (2) Mission style rockers; Folding end table; Mission style hall tree w/mirror; Floor lamp; Drying racks; Wash stand w/mirror; Drop leaf table; 2-Drawer dresser mirror; 4-Drawer dresser; **LG 50" TV**.

### CROCKS & PRINTS

**Terry Redlin** Prints to include: "Evening Chores", "Above the Fruited Plain", "Prairie Monuments", "Prairie Skyline", "Autumn Afternoon"; Various Artwork; **Redwing** 3 gal. crock; **Redwing** 4 gal. crock; **Redwing** 5 gal. crock; **Redwing** 6 gal. crock; **Redwing** 6 gal. crock; **Ball** canning jars w/glass lids

More photos online at [SteffesGroup.com](http://SteffesGroup.com)!

## DENNIS R. BEDFORD ESTATE

Ronald Bedford – Executor | Rande A. McAllister – Attorney for Estate

For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120



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