

Land & Acreage Auction

Fayette County, Iowa

TIMED ONLINE

OPENS: TUESDAY, MAY 10TH

CLOSES: TUESDAY, MAY 17, 2022 AT 3PM

121± Acres, Sells in 3 Tracts

Wadena, Iowa

Located ½ mile south of Wadena, IA on County Highway C24, then ½ mile east on Bush Road to 2962 Bush Road, Arlington, Iowa

Open House:
MAY 3 FROM 3-4PM

Auctioneer's Note: If you are looking for a place to expand your business and have a beautiful home & surroundings, then check out this Timed Online Auction! Located on a hard surface road is this brick home with a tremendous amount of shop & storage space! Here is your opportunity also to purchase adjoining land with tillable land, timber, ponds, offering hunting and recreation galore!

TRACT 1 - 5 BEDROOM HOME ON 14.08± SURVEYED ACRES

Located at 2962 Bush Road, Arlington, Iowa

Home:

- 3,710 sq. ft. of total living space, built in 1994.
- Vaulted ceilings in kitchen, dining & living room.
- Spacious kitchen with Corian counter tops, breakfast bar & center island.
- Dining area with French doors to deck & patio area.
- Sunken living room with hardwood floors.
- Master bedroom with walk-in closet, master bath with jetted tub, double vanity.
- Two additional bedrooms.
- Home office.
- Full bathroom with washer/dryer hookups.
- Basement with large family room/game room & dry bar, two bedrooms, ¾ bathroom, exercise room with built in gun cabinets, furnace room with Lennox Pulse 21 high efficient gas forced air furnace & central air and storm shelter.
- Heated 25'x30' garage with basement stairway.
- Well services both home & shop.
- Backup generator services both home & shop.
- Flagstone concrete patio overlooking the stocked pond. Pond is stocked with bass, catfish & bluegill. Pond has aeration pump.
- FSA indicates 0.66 acres tillable.

Buildings:

- 60'x160' storage warehouse with 23'Wx16'T bi-fold door, 2 sliding doors, concrete floors & ½ bath. This has an adjoining corridor to a 30'x56' shop with a sliding door.
- 24'x40' heated shop with radiant heat, concrete floors, 3' concrete side walls & 12'Wx10'T overhead door. The adjoining 42'x32' heated wash bay has concrete floors, 28" concrete side walls & 14'Wx10'T overhead door.
- Attached between the warehouse & heated shop is a 16'x16' break room.

Included: 1,000 gal. LP tank, 500 gal. LP tank, Remaining LP in the LP tanks, Lawn shed, Backup generator, Reznor hanging heater, Water softener, Reverse osmosis system, Refrigerator (in basement), Any item present on the day of possession.

Not included: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Wood bar top, Freezer, Attached & unattached shelving, Pallet racking, Fuel tanks, Deer stands, All personal property.

TRACT 2 - 67.21 ACRES M/L

FSA indicates: 33.59 tillable acres of which 1.93 acres are in CRP as follows:

1.15 acres X \$292.00 = \$336.00 and expires on 9-30-2030.

0.78 acres X \$204.00 = \$159.00 and expires on 9-30-2030.

Corn Suitability Rating 2 is 50.9 on the tillable acres.

This tract also offers hunting & recreation with 2 ponds, timber and located along the Volga River. Located in Section 26, Illyria Township, Fayette County, Iowa.

TRACT 3 - 40 ACRES M/L

FSA indicates: 15.50 tillable acres of which 15.50 acres are in CRP as follows:

15.5 acres X \$275.33 = \$4,268.00 and expires on 9-30-2030.

Part of this land has a Wetlands Reserve Easement. View the website for information pertaining to this easement.

Corn Suitability Rating 2 is 58.9 on the tillable acres.

Located in Section 27, Illyria Township, Fayette County, Iowa.

This tract also offers hunting & recreation as the CRP practice is CP38E-2, which is apart of the State Acres for Wildlife Enhancement (SAFE) - Gaining Ground for Wildlife, which is designed to restore native grassland to benefit grassland songbirds.



Terms: 10% down payment on May 17, 2022. Balance due at final settlement with a projected date of July 1, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of July 1, 2022 on buildings & land (Subject to tenant's rights on the land).

Possession of the home will be September 1, 2022.

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.

Tract 1 - Parcels 1235100001 & 1234200004 = Net: \$6,230.00

Tract 2 - Parcels 1234200012, 1235100013, 1226300006 = Net: \$904.00

Tract 3 - Parcels 1227400004 = Net: \$702.00

More on Back Side:

**Additional Real Estate Photos and
TIMED ONLINE**

**FETTKETHER CONSTRUCTION INC.
EQUIPMENT AUCTION**

FETTKETHER CONSTRUCTION, INC., ATF FARMS, INC. & ANTHONY J. FETTKETHER

Brian Kane - Closing Attorney for Seller

For information contact Nate Larson of Steffes Group at 319.385.2000 or 319.931.3944

319.385.2000 | SteffesGroup.com

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



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL. TERMS: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter or credit to facilitate border transfer.

TIMED ONLINE FETTKETHER CONSTRUCTION INC. EQUIPMENT AUCTION



OPENS: TUESDAY, MAY 10TH

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Equipment located at 2962 Brush Road, Arlington, Iowa

SKID STEERS & ATTACHMENT

2019 Case TV370, shows 214 hrs., 17.5" tracks, std. aux. hyd., hyd. quick tach, CAH, ISO/H controls, foot throttle, AM/FM, 2 speed, 83" bucket, bolt-on cutting edge, S/N JAFVT370CKM475773
2018 Case TV370, shows 239 hrs., 17.5" tracks, std. aux. hyd., hyd. quick tach, CAH, AM/FM, 2 speed, ISO/H controls, foot throttle, 77" bucket, bolt-on cutting edge, S/N JAFVT370JVM452453
2004 Case 90XT, shows 2,700 hrs., cab w/heat, std. aux. hyd., foot throttle, hyd. quick tach, H controls, 2 speed, 12-16.5 tires, 72" bucket, weld-on cutting edge, S/N JAF0392880

Sweepster SB72C, broom, std. hyd., 72", S/N 9713089

FORKLIFT

1997 Caterpillar GP30, shows 3,040 hrs., 2 stage mast, hyd. side shift, 6,000 lb. cap. at 24", auto., pneumatic tires, 28x9-15 fronts, 6.50-10 rears, 87"/129" max lift, 4"x5" adj. forks, S/N 7AM02487

SEMI TRUCK

2009 Sterling AT9500 MBE 4000, shows 126,064 miles, Mercedes MBE 4000 eng., 13 speed, air ride driver's seat, engine brake, air susp. w/dash mounted gauge, poly double hump full fenders, full locking diff., air slide 5th, Merritt alum. headache rack w/chain & binder storage, dual 70 gal. alum. fuel tanks, 36"x18"x18" alum. storage box, single chrome stack, 12,000 lb. front axle, 40,000 lb. rear axles, 186" WB, PL, PW, AM/FM/CD, A/C, cruise, 11R22.5 tires, alum. wheels, VIN 2FWJA3CV69AAD4986

PICKUP TRUCKS

2015 Chevrolet 2500HD, shows 184,957 miles, 6.0L gas, 4WD, auto., ext. cab, 8' bed, cab steps, cloth interior, brake controller, AM/FM, A/C, cruise, PW, PL, 275/65R18, steel wheels, VIN 1GC2KUEG5FZ511224

2012 Chevrolet 2500HD, shows 172,643 miles, Duramax diesel, 4WD, auto., crew cab, 8' bed, cab steps, cloth int., gooseneck ball hitch, integrated trailer brake controller, AM/FM/CD, A/C, cruise, PW, PL, 265/70R17 tires, VIN 1GC1KXC89CF193761

2007 Chevrolet 3500, shows 207,104 miles, 8.1L gas, 2WD, auto., crew cab, 8' bed, Knapheide bed mounted toolboxes w/(2) doors/side, ladder rack, cloth interior, trailer brake controller, AM/FM, A/C, cruise, 265/75R16, steel wheels, VIN 1GCHC33G07F144384

2005 Chevrolet 2500HD, shows 281,238 miles, 8.1L gas, 4WD, auto., crew cab, 8' bed, cab steps, Knapheide bed mounted toolboxes w/(2) doors/side, ladder rack, cloth int., trailer brake controller, AM/FM/CD, A/C, cruise, 265/75R16, alloy wheels, VIN 1GCHK23G35F803455

VAN

2011 Chevrolet Express 35, shows 158,870 miles, 6.0L gas, 2WD, auto., 154" WB, 15 passenger, AM/FM/CD, A/C, cruise, PW, PL, 265/75R16, steel wheels, VIN 1GAZG1FG6B1133852

MANY MORE CONSTRUCTION ITEMS LISTED ONLINE!

TRAILERS

2012 B-B, tilt deck trailer, 20'x82", 4' stationary + 16" tilt, (2) pallet fork carriers, pintle hitch, manual hyd. tilt, wood deck, (2) 8,000 lb. axles, torsion susp., brakes, fenders, 215/75R17.5 16 ply tires, VIN 4L5SA2526CF025203

2012 B-B, tilt deck trailer, 20'x82", 4' stationary, 16" manual hyd. tilt, torsion susp., brakes, tandem 8,000 lb. axles, 215/75R17.5 16 ply tires, pintle hitch, (2) pallet fork carriers, VIN 4L5SA2529DF027724

2011 Reconstructed Dump Trailer, 14'x8', 20" sides, tandem 8,000 lb. axles, spring susp., brakes, 2-5/16" adj. ball hitch, 3-stage telescoping single cyl., self-contained 12V pump w/battery, solar maintainer (also operated by tractor hyd.), 215/75R17.5 16 ply tires

2006 Kiefer Industrial, gooseneck flatbed, 25' flat + 5' beaver tail, tandem axle, 102" wide, wood deck, (2) steel ramps, w/center pop-up, dual 235/85R16 tires, torsion susp., elec. brakes, 2 speed landing gear, 2-5/16 adj. ball, 10,000 lb. axles, VIN 1DVDF302X6K051522

1999 Ravens, flatbed, 48'x102", combo steel/alum. deck, pocket chains, 102" air ride spread axle, winch track w/(16) sliding winches, (4) wood nail strips, (2) 60"x24"x24" alum. storage boxes, 22.5LP tires, alum. wheels, VIN 1TTF48205X2003585

1998 East, flatbed, 48'x96", alum., (3) wood nail strips, pocket chains, winch track both sides w/(7) sliding winches, (2) 56x24x24 alum. storage boxes, 102" air ride spread axle, 11R24.5 tires, alum. wheels, VIN 1E1H5Y287WRK24203

1995 Dorsey, flatbed, 45'x96", steel, wood deck, (11) fixed winches, 102" air ride spread axle, 24.5 tires, steel wheels, curbside 50"x30"x24" storage box, VIN 1DTP16W28SP036219

TRAILERS cont.

1994 Transcraft TL2000, flatbed, 45'x96", steel, wood deck, pocket chains, (9) fixed winches, 102" air ride spread axle, 24.5LP tires, steel wheels, VIN 1TTF45206R1041186

1985 Utility, reefer storage trailer, 45'x96"x13'6", alum., poly lined, Thermoking unit (condition unknown), alum. floor, curbside door, wood shelves (contents not included), spring susp., sliding tandem axles, 11R24.5 tires, steel wheels, VIN 1UYVS246XFT336306

1980 Ravens, flatbed, 42'x96", all alum., (2) wood nail strips, winch track w/(8) sliding winches, 9'6" air ride spread axle, 24.5 tires, steel wheels, VIN F3190C369

1978 Trailers Unlimited of Arlington, flatbed, 45'x96", plywood deck, 4' front bulkhead, (10) fixed winches, spring susp., sliding tandem axles, 22.5 tires, steel wheels, VIN P31TT61752

1993 Shop-Built, utility trailer, 16'x80" between fenders, tandem axle, wood deck, pintle hitch, brakes, torsion susp., 235/85R16 tires, VIN IA26184

1991 S&W, flatbed, 12'x96", 24" fold down/removable sides, wood deck, pintle hitch, tandem 8,000 lb. axles, spring susp., 215/75R17.5 16 ply tires, VIN 1S9B81226ME180341

1991 Kiefer Built, deck over trailer, 16'x94", wood deck, pintle hitch, tandem axle, spring susp., brakes, 9.50R16.5 tires, VIN FPT160330

Utility Trailer, 9'x75" between fenders, single axle, torsion susp., pintle hitch, brakes, 225/75R16 tires

Utility Trailer, 9'x73" between fenders, spring susp., fenders, elec. brakes, pintle hitch, expanded metal deck, 265/75R16 tires

Utility Trailer, 9'x76", single axle, spring susp., pintle hitch, fenders, brakes, 9.50R16.5 tires

CONCRETE FORMS

Wall-Ties & Forms, approx. (180) alum., 2"x9" w/assorted fractions, inside & outside corners, smooth faced

(140) Western, 3'x8' alum. w/assorted fractions, (6) 12"x8' corners, inside and outside walls, smooth faced

(140) Symons Silver, 2'x3' alum., smooth faced Symons Silver, 3' alum. fractions, various sizes

w/inside & outside corners, all smooth faced Symons Silver, 2' alum. fractions, various sizes, inside

& outside corners, smooth faced Tuff-N-Lite, 4' alum. fractions, various sizes, smooth faced, includes wall straighteners

Precise Forms Inc., 2' alum. fractions, various sizes, inside & outside corners, smooth faced

(2) Portable Job Crates, 90"x45"x29", fork pockets, contents included

Form Brackets, form straightener brackets, holds 2"x10", misc. contents included

Wooden Concrete Forms, approx. (150), 2'x10" forms, includes fractions, various sizes, inside & outside corners

Steel Column Forms, 9'x14", braces included (320) 2'x8' wooden forms w/fraction, inside and outside corners

(29) 2'x8' wooden forms & fractions (NEW) (520) PFI, 2'x4", smooth faced, insides/outside PFI, 3'x4", smooth faced, (32) insides, (32) outsides

FUEL TANKS

(2) 500 Gal. Fuel Tank w/pump, Kay steel tank, gauge, Gasboy 115V pump, meter, filter, hose, auto. nozzle, S/N 198214 & S/N 197283



OTHER EQUIPMENT

Honda power screed; Robin power screed; Rolling Steps; GIULIAND tire machine; RAMCO bandsaw; RAMCO press; Miller Millermatic 212 welder; Systematics welder; Alkorta pressure washer; Honda 2" pump; Husqvarna Soff-Cut 150 concrete saw; Honda 2" pump; Wacker 3" diaphragm pump; Target Mini Con II concrete saw; Homelite plate compactor; Honda 3000C converter generator; (3) Honda EB3000C converter generator; (3) concrete stampers; Whiteman power trowel; Honda MBW power trowel; Honda MBW power trowel; Pallet Racking; DeWalt 8' folding stepladder; Louisville 5' folding stepladder; (5) Louisville 8' folding stepladders; (2) Werner 6' folding stepladder; (2) Stihl gas powered concrete saw; (2) Spectra Precision LL300S laser transit; (4) CST/Berger SAL24N Transit; (24) Rebar Storage Racks; U-Haul truck van body, Large quantity of assorted lumber & More to be listed on our Website!

FETTKETHER CONSTRUCTION INC.

Contact Ben Hochgraber of Steffes Group,
605.305.2818 or 319.385.2000



2245 East Bluegrass Road
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