LAND AUCTION

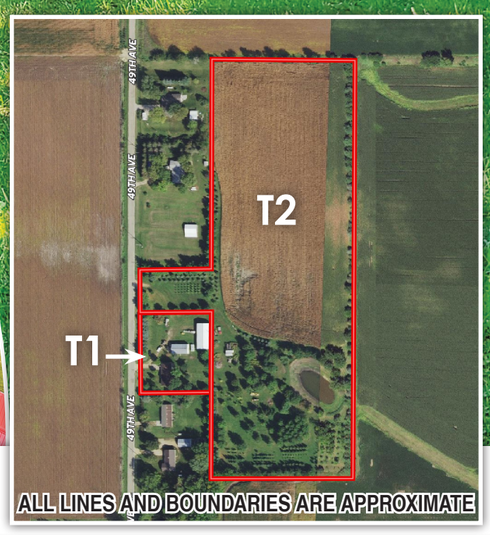
TIMED ONLINE

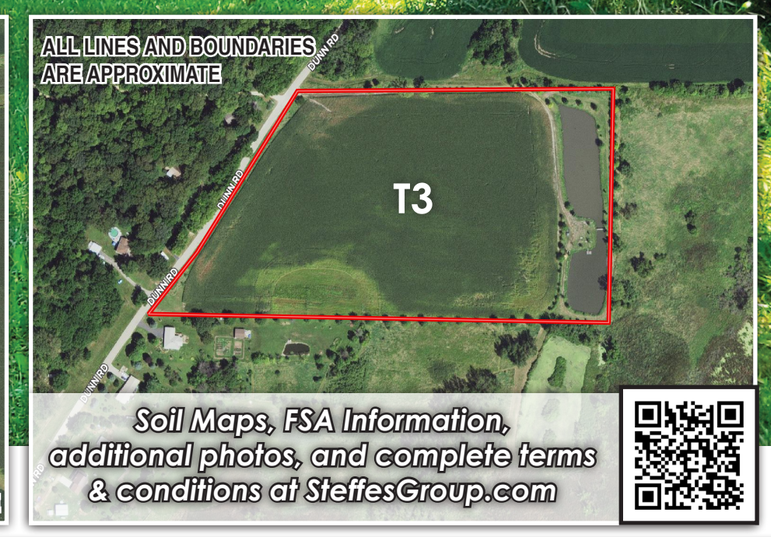
& Acreage Clinton County, Iowa

35.97± Acres – 3 Tracts

Camanche, Iowa

Open House on Tract 1: November 2 from 1–2pm





Opens: Wednesday, November 9 / CLOSES: WEDNESDAY, NOVEMBER 16, 2022 AT 1PM

Tracts 1 & 2 - *From Highway 30, 1 ½ miles south on 49th Avenue to 1214 49th Avenue, Camanche, Iowa.*
Tract 3 - *From Highway 30/Lincoln Way, 1 mile south on Dunn Road.*

Auctioneer's Note: This auction has what you are looking for! If you are looking for a home with outbuildings or land offering a country setting with a potential building site, don't miss your chance to bid! All tracts are located on hard surface roads and minutes from town!

Tract 1 – 3 Bedroom Home on 1.43± Acres *(subject to survey)*

1214 49th Avenue, Camanche, Iowa

- Beautiful oak kitchen cabinets with appliances and oak hardwood floors.
- Dining area with sliding glass door to deck.
- Sunken living room with laminate flooring & wood stove.
- Main bedroom with ensuite ¾ bath, double closets & sliding glass door to deck.
- Two additional bedrooms.
- Full bathroom.
- Full basement with washer & dryer, Tempstar gas forced air furnace with central air.
- Other amenities include attached 24'x26' 2 car garage, 12'x30' deck, steel roof, new gutters and a well.
- 40'x80' pole building with concrete floor, (3) 12'x12' overhead doors, (2) wood stoves, plenty of workshop space & upper attic storage.
- 30'x50' pole building with concrete floor, wood stove & a 10'x10' overhead door.
- Located within the Camanche city limits.

Included: Refrigerator, Stove, Dishwasher, Microwave, Washer & Dryer, Chest freezer, LP tank, Remaining LP in the LP tank, (2) Lawn sheds, wood stove in house, (3) wood stoves in shop, Any item present on the day of final settlement/closing. **Not included:** Fuel barrels, Attached & unattached racks & shelving, All equipment & personal property.

Tract 2 – 14.54± Acres *(subject to survey)*

Make this your country get away with this beautiful lot with a pond and timber patch, tillable row crop acres, all within the Camanche city limits.
FSA indicates: 8.88 tillable acres.
Corn Suitability Rating 2 is 62.8 on the tillable acres.
Located in Section 30, Camanche Township, Clinton County, Iowa.

Included: Any item present on the day of final settlement/closing. **Not included:** Cargo storage boxes.

Tract 3 – 20± Acres

This tract offers tillable row crop acres with a beautiful pond & walk bridge, all located on a hard surface road of Dunn Road and within the Camanche city limits.
FSA indicates: 15.27 tillable acres.
Corn Suitability Rating 2 is 78.8 on the tillable acres.
Located in Section 21, Camanche Township, Clinton County, Iowa.

Terms: 10% down payment on November 16, 2022. Balance due at final settlement with a projected date of December 30, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of December 30, 2022 (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.
Tract 1: Partial Tax Parcel 1018040000 = $3,263.00 Net | **Tract 2:** Tax Parcels 1018110200, 1019920025, Partial 1018040000 = $733.00 Net
Tract 3: Tax Parcel 0803279505 = $864.00 Net

EQUIPMENT AUCTION

Opens: Wednesday, November 9
CLOSES: WEDNESDAY, NOVEMBER 16, 2022 AT 3PM

Equipment located at 1214 49th Avenue, Camanche, Iowa
Equipment Preview: November 2 from 1-2PM

EXCAVATOR
Komatsu PC150LC, shows 6,805 hrs., CAH, 9' stick, 4' bucket w/ frost teeth, mech. thumb, 28" tracks, aux. hyd.

BACKHOE LOADER
1991 Case 580 Super K, shows 3,867 hrs., 2WD, CAH, 80" bucket, w/frost teeth, street pads, 11L-16 front tires, 19-5Lx24 rear tires, S/N JJG0163558

SKID STEER & ATTACHMENTS
2011 Terex TSR-60, 747 hrs., CAH, aux. hydraulics, hyd. quick-tach 72" bucket w/bolt-on cutting edge, 4 cyl. Perkins diesel engine, pilot controls, 10-16.5 tires, S/N RSA00285
2017 Prowler, brush cutter, skid steer mount, 72" deck, hyd. driven, S/N119622
Bradco 617, trencher, skid steer mount, 48" digging depth, S/N 6CC10091
Lowe 1650E, post hole digger, skid steer mount, 14" auger, S/N 31703013770
FFC, brush grapple, 73", skid steer mount
30" Tree Spade Bucket, skid steer mount
(2) Post Hole Bits, (1) 30" & (1) 24"

TREE SPADE TRUCK
1997 International 4900, 56,871 miles, IH DT466E, Allison auto, tandem axle, spring suspension, double frame, diff. lock, sells w/ Big John Tree transplanter model 65B, 62" ball width, 4,300 lbs., root ball weight 20-22 GPM hyd., 400 gal. water tank, 45 gal. oil reservoir, internal leveling pads, stabilizer pads, S/N 255, 11R22.5 tires, steel wheels, VIN 1HTSHAAROVH989962

PICKUP TRUCK
2007 Chevrolet 2500HD, 75,727 miles, 4WD, Duramax diesel, Allison trans., 4 door, PW, PL, 245/75R16 tires, VIN 1GCHK23DX7F169506

TRAILERS
Load Trail, tandem axle, 16'x7'w/2' beaver tail, spring suspension, folding ramps, stake pockets,, pintle hitch, wood deck (has some bad boards), full metal fenders, Bulldog jack, 235/80R16 tires
Shop-Built Trailer, tandem axle, 6'x8', 80" V tongue, pintle hitch, leaf springs axles, spring suspension, new 175/80R13 tires

STUMP GRINDER
Vermeer SC 502, 443 hrs., 4 cyl., auto sweep, electric start, 4 cyl., Perkins diesel, pintle hitch, 215/75D14 tires, S/N 1VRN14167X1000720

LAWN MOWERS
Kubota F2880, 1,754 hrs., riding mower, diesel, hyd. lift, rear weights, sells w/72" Hi-Pro deck (S/N 11492), 23x10.50-12 front tires, 16x6.50-8 rear tires, S/N 10287
Cub Cadet Tank M48, 502 hrs., zero turn, 48" deck, 20 hp. Honda motor, 13x5.00-6 front tires, 23x9.50-12 rear tires, S/N 4B034Z820041
Murray 30560B, riding mower, 10 hp. Briggs & Stratton motor, 11x4.00-4 front tires, 10x8.50-8 rear tires

BOAT
1992 Ebbtide 182, open bow, 18', Mercruiser 3.0L (engine S/N 007222922), Alpine stereo, (8) passenger, sells w/roller trailer, 2" ball, 14" tires, (boat currently does not run)

FUEL TANKS
Delta, transfer tank, 100 gal., sells w/Delta toolbox, S/N 012560
Butler, 300 gal. fuel tank, S/N 77204
500 Gal. Fuel Barrel w/Fill-Rite 700 series fuel pump, 110v

OTHER EQUIPMENT
ITT Marlow, diaphragm pump, model 405, w/8 hp. Briggs & Stratton motor, S/N T54733
Davis Model 64-30-01, line layer, S/N N643037
Craftsman, drill press, 1/4 hp., multiple speeds
Challenge, 2-stage air compressor, model 5V18, 80 gal., 220v, S/N 24x48-80 (Buyer responsible for removal)

Full list and additional photos at SteffesGroup.com

CHARLES J. BLOUNT REVOCABLE LIVING TRUST | ***Robert J. McGee, P.C. – Closing Attorney for Seller***

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