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08/09/22

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BUILDINGS

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WRIGHTZ AUCTION CO. "Your Locally Owned, Full Service Auction Company" MACHIN-ERY CONSIGNMENT SALE, MONDAY, SEPTEMBER 12, 2022 9 AM. CALL TO CONSIGN TODAY! 641-398-2218, Hwy 218, Floyd, IA. www. wrightzauctionco.com (mcn)

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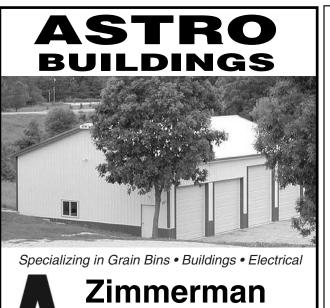
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LAND AUCTION

POTT. COUNTY IOWA • 75.88 ACRES +/-Tuesday, September 20th, 2022 @ 11:00 AM

Auction Location: Menke Auction Center - 124 E. Main St. Treynor, IA

Farm Location: Farm is 4 miles North of Treynor to Hwy 6, then East 2.25 miles & property is on South side of Hwy 6

Legal Description: E1/2 of NW ¼ Section 21, Washington Twp. In Pott. County, Iowa. Barb Deitchler Estate & Lynn Stortenbecker - Owners

Brief Terms & Conditions: Auction Method: Parcel will be sold on a per acre

basis multiplied by 75.88 Earnest Deposit: A Deposit equal to 10% of the Final Contract price on the day of the auction is required, with the balance due at closing. Purchase Agreement: The successful bidder will execute a purchase agreement immediately with NO contingencies for financing, property condition, or any other alterations to the agreement.

FARM INFORMATION: FSA Farm #: 1885 FSA Tract #: 1738 Net Taxable Acres: 75.88 Net Taxes: \$ 2080.00 FSA Farmland Acres: 74.04 FSA Cropland Acres: 68.99 CSR2: 60.16

Closing: Closing date will be on or before October 21st, 2022.

Possession: Possession will be given at closing subject to tenant's rights through February 28th, 2023.

Lease: The lease for 2022 has been terminated and all rents for 2022 will be paid to the Seller.

Taxes: Taxes will be prorated to the date of closing.

Title: Title Insurance will be used to provide clear title with the cost split 50/50 between buyer and seller.



Byron Menke - Auctioneer Office: 712-487-3542 Cell: 402-630-6469

www.Menke-Auction.com

FREE QUOTES High Risk Auto Insurance TOO HIGH? (SR-22 Filings)

See

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PAYING TOP CA\$H FOR MEN'S SPORT WATCHES! Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner, Speedmaster.. Call: 866-314-9742. (mcn)

TOP CA\$H PAID FOR OLD GUITARS! 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. 866-470-1643. (mcn)

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little shady to say the least. ★ UPCOMING SALES ★

Tuesday, August 30th Pauley Brothers Annual Fall Machinery Sale Wednesday, September 7th 5:30 p.m. 225 Pine St Soldier, IA Open House: Wed., Aug 31 5:30 – 6:30 p.m. Joel Lee Burroughs Estate, Owner Soldier, IA

millions. Insider trader?? They put Martha Stewart in jail for less. Ole' Joe said Brittney Griners's possession drug charge sentence

was unacceptable. Guess what... If we had drug laws like that do

you think there would be a drug problem in our country? Stop

the problems before they start. Term and age limits will cure the

dishonest politicians in D.C. in both parties. They are ALL like a

Saturday, September 10th 8:00 a.m. 187.38 taxable acres M/L of Crawford County Farmground to be sold in 3 parcels, Mauritz Family, sellers

Monday, September 12th Large Retirement Machinery & Livestock Equipment Sale Ziegmann Bros. Breda, IA Monday, September 19th 5:30 p.m. Absolute 2-3 Bedroom Home

Auction 1609 Chamberlin Drive Denison, IA Robert Janett Estate Check out our web page at: www.denisonlivestock.com

For latest consignments, call Denison Livestock Auction, Denison, Iowa Barn 712 - 263-3149 • JR Mobile 712 -269-7777 • Tom 712 -263-0224

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GAIL JAGER, OWNER **REAL ESTATE ACREAGE 5.77 Acres M/L Auction** SUNDAY, SEPTEMBER 11TH, 2022 @ 11:00 A.M. <u>SALE LOCATION:</u> 410 Timber Rd., Walnut, IA **REAL ESTATE SELLS AT 11:00 A.M. SHARP!!** To view the property, Call KEVIN OSBORN @ 712-579-0825.

Harlan PennySaver/ROCKET • 08/09/22

General Description: This is a great opportunity to purchase a nice acreage of 5.77 acres M/L. The house has central air and gas furnace along with permanent siding. There are 3 bedrooms upstairs and the main floor has kitchen, living room, dining room along with a mud room off the kitchen. There is 20' x 48' machine shed along with a 56' x 50' barn and other small out buildings. The septic was updated in 2016. **Taxes:** Approximately \$1356 per year. Taxes will be prorated to date of closing. **Terms:** The new owner(s) will put 15% down the day of auction with closing on October 28th, 2022. This property will be sold "AS IS".

Closing Attorney: Kohorst and Fischer Law Firm, 602 Market St., Harlan, IA 712-755-3156 Auctioneers: Osborn Auction LLC

AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024 Curtis Osborn, 712-246-8722 • WWW.OSbornauction.com

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MISCELLANEOUS

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DORIS JONES, OWNER ABSOLUTE ONLINE COIN AUCTION

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The Online link to view and place your bids can be found on <u>www.osbornauction.hibid.com</u>.

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ALLEN & JOANNE SCHABEN, OWNER **TOOLS, SHOP EQUIPMENT, PRIMITIVE & FARM MACHINERY AUCTION** SUNDAY, AUGUST 28, 2022 • 11:00 A.M.

SUNDAY, AUGUS I 28, 2022 • 11:00 A.M SALE LOCATION: 2043 Linden Road - Defiance, IA

SKIDLOADER: Bobcat S185 IR Turbo (598 hrs.); Quick Tach Fork. PICKUP: 2002 Ford Lariat F150 Triton V8 (167,000 Miles). FARM MACHINERY: 1998 Bumper Hitch 7'x18' Trailer; Aluma 7712H Bumper Hitch 7'x12' Trailer; JD 400 3 pt. Rotary Hoe; JD 7' Disc Mower; Triggs Pull Type Seeder; 2 – Auger Wagons; 3 pt. 8' Blade; Leveler; Pull Type Loading Chute; Bumper Hitch 8'x12' Flatbed; Pickup Livestock Rack; Aluminum Ramps; Navigator Guidance System. LAWN & GARDEN EQUIP-MENT & MICS: John Deere Z540R ZTR Riding Lawn Mower; John Deere Z 950M ZTR Pro 60Riding Lawn Mower; Unistat Drive 2010 Commercial Clipper ZTR Riding Lawn Mower; Toro Power Max 828 LXE Snowblower; Stihl MS290 Chainsaw; Stihl Super 029 ChainSaw; Stihl FS 80R Gas Weedeater; Stihl SH85 Leaf Blower; Echo PPT – 266H Gas Tree Saw; Scotts Fertilizer Spreader & Seeder; Brinly Pull Type Lawn Aerator Yard Machine Rear Tine Chain Drive Garden Tiller; Toro 21" Push Lawn Mower; Ryobi 410R Front Tine Mantis Type Tiller; Roto Spreader Front Tine Tiller; Home Lite Edger; Cyclone Seeder; Pull Type Lawn Sprayer. SHOP EQUIPMENT & TOOLS: Winco PTO Generator on Wheels; Craftsman 10" Chop Saw on Stand; Craftsman 12" Band Saw; Craftsman Belt Drive 3 hp. Table Saw; Sears 3 hp. Air Compressor; Air hose on Reel; Oxy-Acetylene Torch on Cart; Oxy-Acetylene Gauges and Torches; Arc Welder; Bolt Cutter; Pipe Wrenches; Bolts Bins; Dewalt Bench Grinder; Dewalt Scroll Saw; Dewalt Orbital Sander, Pad Sander, Jig Saw; Dewalt 18v. Sawzall, Drill, Circular Saw; Superios HD 12 Speed Drill Press; Craftsman Tool Chest on Wheels; Battery Charger; Craftsman 3 1/2 Ton Floor Jack; Keller 21' Aluminum Ladder; 3 Ton Shop Crane; Metal Chop Saw; Metal Welding Bench; Power Station Radio; JD 12v. Power Lube Grease Gun; Lincoln 12v. Power Lube Grease Gun; End Wrenches; Several Flats of Hand Tools; 3 ton jack stand; Makita Router; Tap & Die Set; Bench Vise; Cobalt Tool Chest Socket Set; Super Pal 1hp. Air Compressor; Bolts Bins; Ext. Cords on reels; C- Clamps; Quick Clamps; Husky 252 Mechanics Tool Set; 2 - Large Rubbermaid Totes on Wheels; Shop Heater on Wheels; 21' Log Chain; 16' Log Chain; Tie Down Straps; Trapshoot Puller; 3 - Boxes of Clay Pigeons; Mics. Hog Gates; Rolls of Barb Wire; 3 - Pax Hog Feeders; Steel Posts; Dimensional Lumber; Wheelbarrow; Handyman Jack; Axe; Werner 8' Step Ladder; 3 1/2 Ton Jack Stands; 12 Ton Hydraulic Bottle Jack. PRIMITIVES & ANTIQUES: Vulcan Anvil; Littlestown, NY Anvil; Armitage Anvil; 4 - Steel Wheels; 2 - Small Steel Wheels; 2 - Concrete Hampshire Concrete Pigs; 2 - Metal Sprinkling Cans; Wash Tub on Stand; Oval Wash Tub; 2 - Metal Bushel Baskets; Cast Iron Sausage Press; Blue Ball & Atlas Canning Jars; Weather Vane; Green Porcelain Yard Light Fixture; 2- Wood Sleds; 2 - Wood Carts on wheels; Cob Fork; 2 - 3 Tine Pitchforks; Cedar Chest; Misc. Traps; 2 - Shop Fans; Homemade Pull Type Lawn Wagon; Reel Mower; Walk Behind Plow; 1 Row Planter; Metal Chicken Feeders; Yard Gate; Cast Iron Dempster Pump; Oil Can; Metal Pulleys; 2 - Buzz Saws; Ammo Box; Hay Forks; Caldwell Lead Sled; Farm Bureau Signs; Christmas Lawn Decorations; LED Can Lights; Bird Houses; Misc. Kids Toys; Hog Metal Creep Feeders.

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