

WINNESHIEK COUNTY REAL ESTATE & FARM MACHINERY AUCTION

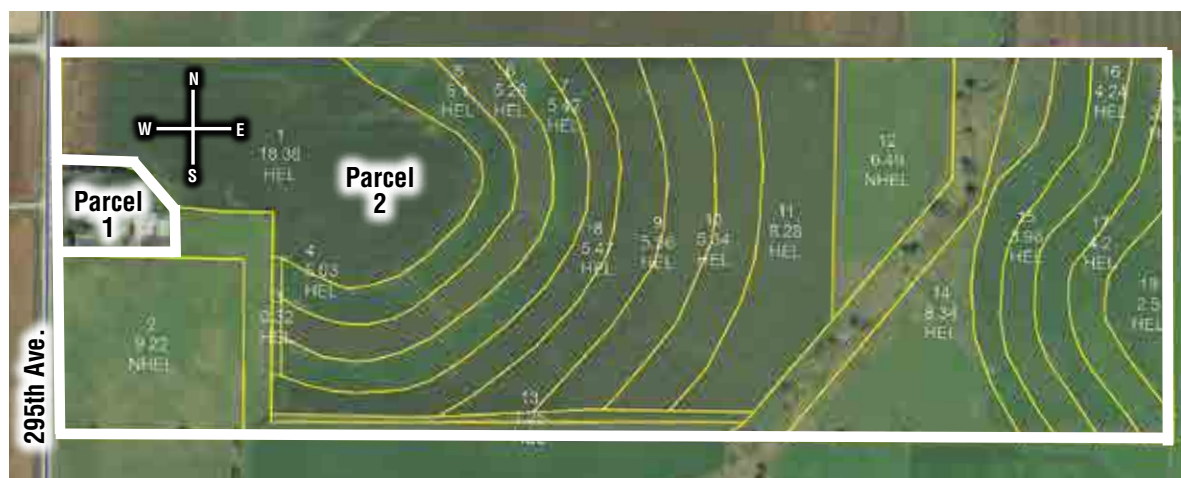
Saturday, March 3, 2018

Beginning at 10:30 A.M.

**Sale Location: 3 Mi W of Fort Atkinson, IA on Hwy. 24 & 1½ Mi S on 295th Ave.
OR 5½ Mi NE of Waucoma, IA OR 3½ Mi SE of Jackson Junction, IA.**

THE REAL ESTATE TO SELL AT 10:30 AM

**119 Acres M/L Located in Section 25 of Jackson Township in Winneshiek County, IA.
Offered in 2 Parcels & as a Unit.**



Method of Auction: 10% Down Payment March 3, 2018. Balance Due at Closing around April 3, 2018. Property Sells AS IS & Subject to Approval. Announcements Made Day of Auction Take Precedence Over Printed Materials.



Real Estate Brokerage & Closing Agent:
Attorney Daniel J. Fretheim of Anderson,
Wilmarth, Van Der Maaten, Belay,
Fretheim, Gipp, & Zahasky Law Office,
Decorah, IA & Sweeney Auction Realty
Services, Waukon, IA.

Auctioneer's Note: Nice Opportunity to
Purchase Farm Land Located just a short drive
from Fort Atkinson, Waucoma,
St. Lucas or Jackson Junction. If you've been
looking for land in the area or are wanting
to add onto your operation, don't miss your
opportunity with this property!

Parcel 1: App 3¼ Acres with 3 Bedroom Ranch Home,
Garage & Older Buildings. The home is selling AS IS
and is in need of some major repairs but if you are
looking for a location in the country, this parcel could
have potential!

Parcel 2: App 115¾ Acres with App. 108 Acres Tillable,
79.5 CSR2, 33.5 Acre Corn Base and 16.2 Acre
Soybean Base. Good Road Access off 295th Ave.

Parcel 3: Consists of Par. 1 & 2, App 119 Acres with
App. 108 Acres Tillable, 79.5 CSR2, 33.5 Acre Corn
Base & 16.2 Acre Soybean Base along with home
in need of repair and older buildings. Good Road
Access off 295th Ave. New Owner will have Farming
Possession for 2018 Year. Great Opportunity if you are
Looking for Land. Taxes app. \$3886 a year.



TRACTORS & MACHINERY SELLS FOLLOWING REAL ESTATE AT APP. 11:30 AM



77 IH 1066 Diesel Tractor, Cab, WF,
3 Pt., Recent Overhaul, Ser#44587
68 IH 656 Gas Hydro, WF, Standard
Drawbar, Flat Top Fenders w/IH
2250 Loader Ser#34245
IH 656 Gas NF, 3 Pt., Fenders w/IH
Loader Engine Stuck
Farmall H Tractor w/Ford 2R Picker
Eng Stuck
04 NH S125 Diesel Skid Loader 420
Hrs. Ser #LMU001789



2010 Nissan Altima 4 Dr Car 65K Has
Body Damage
1949 Dodge Pickup
Simplicity Zero Turn Lawn Mower
MACHINERY
Gleaner M Gas Combine w/4R Hd
JD 327 Baler w/ Chute
2 IH 4B Plows
8' & 10' Wheel Disc
2 B Plow



JD 2 R Horse Planter & 4R Planter
2 Wagons w/Hoist
3 Pt Field Cult & Chisel Plow
NI 3626 Manure Spreader
JD 3 Pt 400 Rotary Hoe
2 165 Bu Gravity Wagons
IH 470 18' Wing Disc
JD Wagon w/Barge Box & Hoist
MF 4R Hd & Grain Hd
Oliver 73H 2R Pull Type Picker



OMC Elevator
Farmhand 810 Feed Mill
Ford Combine, Wheel Rake
10' Grain Drill
Hay Loader
Dump Rake
3 Pt Blade & Bale Mover
Drag Sections & Tractor Cults
Var. Misc. Scrap Implements & Iron
200 Gal. Bulk Tank
Misc. From Buildings

Raymond Herold Estate

**Joel & Larry Kruse, Co-Executors
1140 295th Ave., Waucoma, IA**

**SWEENEY
AUCTION
SERVICE**

Not responsible for accidents.
CLERK: Sweeney Auction Service

JEFF L. & JODI L. SWEENEY
AUCTIONEERS



A Family
Tradition
for 52 years.



563-568-2464 • WAUKON, IA
Website: www.sweeneyauctionservice.com
Email: sweeneyauction@q.com

AUCTIONEER'S NOTE: The Real Estate will be offered at 10:30 AM, followed by the Machinery & Misc. at App. 11:30 AM. This is an older line of machinery that has not been used in the last few years. Many items are in need of repair or for salvage. **TERMS:** Cash or good check with positive I.D. Required. All items to be settled for day of sale. All items sold "as is." Not responsible for accidents, lost or stolen articles. Lunch by Barnyard BBQ