



*Real Estate / Acreage Equipment & Tools*

# AUCTION

SATURDAY, AUGUST 29TH | 10:30 AM 2020

**LOCATION: 23747 JUNIPER RD. – UNDERWOOD, IA 51576**

**Directions to the property:** From Underwood, Iowa, South on Railroad Highway (Hwy 191) approx. 3 miles, then West on Juniper Road approx. 1 mile to the property. Property is located approximately 1 1/2 miles North of Weston Iowa. Signs Posted.

**REAL ESTATE SELLS @ 10:30 A.M.**  
**CAMPER @ 11 A.M. FOLLOWED BY TOOLS & HOUSEHOLD**

### REAL ESTATE AUCTION 10:30 A.M.





**23747 JUNIPER ROAD, UNDERWOOD, IA 51576**

**Open House:** Property will be open for viewing on Sunday, August 16th and Sunday, August 23rd from 1-3pm or by appointment by contacting Ed Spencer, Auctioneer at 402-510-3276.

**23747 JUNIPER ROAD, UNDERWOOD – 2.0 ACRES W/ MODULAR HOME & GARAGE**  
 Dynamite Location! 4 bedroom, 5 bathroom modular home built in 2005 on 2 acres with full, partially finished walkout basement. 3 bedrooms, 2 full baths on main floor, 1 bedroom, 2 – ¾ baths and 1 – ½ bath in basement. Large 3 car attached garage built in 2007. Home has newer steel siding and steel roof. Property is served with rural water. Time of transfer septic inspection will be provided. Property is located in the Underwood School District.  
**TAXES:** \$2538 for 2018 tax year  
**TERMS:** Buyer will be purchasing the property in it's "as-is, where is" condition. Successful bidder will sign a purchase agreement the day of auction and deposit a 10% earnest deposit in Clear Title & Escrow Trust Account. Your bid is NOT subject to financing, inspections or appraisal. Financing must be arranged prior to the auction. Title insurance to be split 50%/50% between the buyers and sellers. Seller will provide clear and marketable title at closing.  
**CLOSING:** Closing shall be on or before September 29th, 2020.  
**ACCEPTANCE OF BIDS:** Final bid on the acreage is subject to the approval of the Seller.  
**POSSESSION:** Buyer will receive full possession at closing.  
**DISCLAIMER:** Announcements made by the auctioneer at the time of the sale will take precedence over any and all previously printed material, or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The acreage is being sold on an "as-is, where-is" basis, and no warranty or representation, either expressed or implied concerning the property is being made by the Sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquiries and due diligence concerning the acreage. The information contained in this brochure is believed to be accurate, but is subject to verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the Auction Company. All sketches and dimensions in this brochure are approximate and based upon GIS, aerial photographs and information provided by the county assessor. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.  
**AGENCY:** Farms America, INC/Ed Spencer Real Estate and Spencer Auction Group are agents for and represent the sellers in this transaction. All bidders will be considered customers, not clients.

**Auctioneers Note: We are honored to sell Terry's acreage, tools and equipment. Make Plans to Attend!!**

#### CAMPER

Rockwood Signature UltraLite 5th Wheel Camper – May 2016, VIN 4X4FRLE26H18763859 8462lbs, 30 foot, 3 slide outs, very light use, Excellent condition.

#### 5TH WHEEL ACCESSORIES

Andersen 5th Wheel Connection

#### TRAILERS

45' Van Trailer  
2 axle flat bed trailer

#### LAWN MOWERS & LAWN IMPLEMENTS

Craftsman 17.5 Riding Mower  
Dolmar Gas Engine Trimmer  
Heavy Duty Root Rake

#### SHOP EQUIPMENT

Transit Laser Alignment LB  
OIT Floor Drill press  
Cougar Model 275 Welder  
Commercial Air Compressor  
Bolt Bin  
Heavy Duty Jacks  
Parts Washer  
Milleromatic 250 Wire Welder  
Makita Cut-off Saw  
ProTech Table Saw  
Hotsy Power Washer, 1725GPM, with pump  
Cutting torch outfit

#### TOOLS

Napa 1" Air Ipmact  
Lots of Sockets  
Lots of Hand tools  
36" Pipe Wrench  
Several Heavy Duty CAT Tow Cables  
7" Tile Cutter  
Electrical Supplies

#### HORSE DRAWN EQUIPMENT

Several Antique Horse Drawn Implements

#### APPLIANCES & ELECTRONICS

Kenmore Electric Dryer – White  
Kenmore Top Load Washer – White  
GE Electric Range Cooktop  
Magic Chef Microwave  
LG 2 Door – Bottom Freezer  
Kenmore Electric Range – open burner  
Kenmore side by side ref/freezer

#### TANNING BED

Sundash Platinum R26P

#### FURNITURE

Desks  
File Cabinets  
End Tables

#### HOUSEHOLD

King Size Bed  
Books  
Green Correll Dishes  
Vases  
Cake Pedestal  
Games  
Child books  
Cake Stands  
Lamps  
Pictures  
Kirby Vacuum  
Pots/Pans  
Grainiteware Roaster

#### VEHICLE

1995 Cadillac Deville, approx. 95k miles, No A/C

#### MISCELLANEOUS

20' Wood bench  
Antique Kerosene Lamps  
Wilson Golf clubs w/bag  
Gas Grill

