

REX ADAMS, OWNER

REAL ESTATE, TRACTOR, TOOL & HOUSEHOLD AUCTION

SATURDAY, AUGUST 12, 2017 AT 10:30 A.M.

SALE LOCATION: 1635 PEACH ROAD, KIRKMAN, IA

DIRECTIONS: From Harlan go North on Hwy. 59 for 5 miles and turn East on F32. Go 4.7 miles and turn North on Peach Road and go .7 miles and acreage will be on the East side of the road. Watch for auction signs. Lunch served on the grounds.

ORDER OF AUCTION:

1. REAL ESTATE
2. HOUSEHOLD & COLLECTIBLES
3. TOOLS & MISC.
4. TRACTORS & MISC. MACHINERY

**REAL ESTATE
SELLS AT
10:30 A.M.
SHARP!!**



**To view the property call Rex Adams
at 712-579-1355.**

Brief Legal Description: Parcel C SE ¼ NE ¼ Sec. 15, Twp. 80,
Rng. 38 – 7.194 gross acres m/l

Taxes: Approximately \$1300 per year. Taxes will be prorated to
date of possession.

Terms: 15% down day of auction and balance due upon delivery
of clear title and deed which will be 30 days or Sept. 12th, 2017.
There are 2 wells and 4 septic on the property and inspections
are being done at the time of writing the auction and those re-
sults will be released on day of auction with full terms disclosed
on what the responsibilities will be for the seller (Rex Adams)
and the buyer of the acreage. The real estate will be sold "AS
IS."

General Description: You will have the opportunity to buy an
acreage of 7.194 acres M/L. The single story home was built in
1949 and has 1504 sq. feet of living space. The home consists
of living room, dining room, kitchen, laundry room, 2 bedrooms,
1 full bath along with attached single car garage. There is a con-
crete patio and home has central air. There is also a 1973 Mobile
Home with 784 Sq. ft. of living space. There is also a new storm
shelter that was built just north of the house. The feed mill and
grain bin site were sold to Scott McLaughlin years ago and have
been surveyed off and are not included. The acreage has sev-
eral out buildings that Rex is currently renting out and bringing in
over \$7,200 per year in rental income.

Small 18,000 gal. Bulk Anhydrous Ammonia Bullet - 1973

Steel Utility Bldg. – 40' x 120' – 1975

Steel Utility Bldg. – 76' x 112' – 1973

Egg Laying Bldg. – 50' x 200' – 1967

Steel Utility Bldg. – 48' x 48' – 1940

Machine Shed – 29' x 40' – 1940

Poultry House – 16' x 32' – 1940

Closing Attorney: Kathleen Kohorst, Harlan, IA 712-755-3156.



APPLIANCES

Maytag Side by Side Black Refrigerator (26 cu. ft
w/ice & water in door)
GE Hydrowave HD Washer
Whirlpool HD Electric Dryer
Hoover Upright Max Extract 60 Floor Cleaner
Hoover Concept One upright Vacuum
2 – Pelonis Heaters
Pfaff Creative 7570 Sewing Machine
Singer Touchtronic 2001 Memory Sewing
Machine
Samsung 32" TV
Vizio 20" TV

FURNITURE & HOUSEHOLD ITEMS

Large Coffee Table w/wood carvings
Leather Chair w/ottoman
3 – Bookcases
Dining Room Table w/2 leaves & 6 chairs
China Hutch
Roll Top C Desk
Bookcase w/sliding glass doors
Large Desk
2 – Dressers
Bunk Beds
End Table w/roll top opening
Computer Table
Sewing Cabinet
Sewing Basket
Quilt Racks
HP Office Jet 4635 Printer/scanner/copier
Cadence 340 CX Treadmill
Diebold Floor Safe (nice)
Step Ladder
Misc. Pots & Pans

COLLECTIBLES from AFRICA

Straw Hats
Tea Pot
Several Misc. Figurines & Statues
Brass Figurines
Wall Hanging
Water Bucket
Primitive Hand Hoe

ANTIQUES & COLLECTIBLES

Walnut Tea Cart
Mission Oak Shelf
Brass Dinner Bell
Fluted Milk Glass Basket
Ceramic Rooster
Pink Depression Hen on Nest
Rooster on a Nest
Cast Iron Salesman Sampler Cook Stove w/
accessories Triple A Queen (nice)
Costume Jewelry
Silverware

Auctioneer's Note: We are very excited to have the opportunity to auction the real estate, outstanding line of tools and shop equipment for Rex Adams. There will also be some nice collectibles along with a clean line of household items to make this a very diversified auction with something for everyone. Mark your calendars for Saturday, August 12th starting at 10:30 a.m. sharp. Additional pictures can be found at www.osbornauction.com.



1937 Kirkman HS Class Picture
Kirkman HS School Bldg. Picture
18 Kirkman School Bricks
Kirkman Memorabilia
Oak Parlor Table w/Spoon Carving
White Graniteware Coffee Pot
Wood Primitive Bowl
Brass Eagle Wall Hanging
1915 Past & Present Shelby Co. Book
1965 Shelby Co. Atlas
Richard Petty Wall Clock
Richard Petty 1/24th Die Cast Car (NIB &
Autographed)
1992 Richard Petty Daytona 500 Adv. Poster
Massey Harris 101 Toy Tractor (NIB)
Misc. Nascar Toy Cars
1948 Tucker Torpedo Die Cast Car
Leaded Stain Glass Lamp
Weather Vane w/Tractor on arrow

SHOP EQUIPMENT

Oxy-Acetylene Torch on Cart (nice & extra tanks)
Miller Dialarc 250 AC-DC Welder
Steel Glide Tool Chest on Wheels (nice)
Craftsman Tool Chest on Wheels (nice)
Small Craftsman Tool Chest on Wheels
Craftsman Small Tool Chest
Metal Storage Cabinet on wheels
Delta Drill Press on HD Welding Table
Werner 30' Ext. Ladder
6' Step Ladder
3.5 ton Portamatic Air Jack w/Safety catch
2 Ton Cherry Picker
Rotary Bolts Bin on wheels
Dayton 1hp. Floor Model Grinder
Appliance Cart Mover (new)
20 Ton Bottle Jack Press
2.5 Gal Shop Vac.
Chop Saw
Bumper Hitch Ext.

LAWN & GARDEN EQUIPMENT

Cub Cadet Z Force L Zero Turn Riding
Lawnmower (60" cut, hydrostat, 25hp Kohler
Engine, Nice shape)
Cub Cadet LTX V Twin Riding Lawnmower
(24 hp. Kohler engine, 50" Cut, 1050 VTwin
Hydrostat)
Toro Personal Pace Self Propelled Lawnmower
(6.5 hp, 21 in cut)
Stihl FS55R Gas Weed Trimmer
Stihl 017 Gas Chain Saw in Case
Poulan Pro Gas Weed Eater
Leaf Blower
Echo PPT 265 Gas Tree Saw (like new)
Hand Tree Saw
B&D Hedgetrimmer

3 HD contractor Garden Hoses
Steel Fence Post Driver
Fence Stretcher
Barn Rope
Fuel Cans
Sheets of White Corrugated Steel Roofing
40 – 40' Electrical Poles
Misc. Rakes, Hoes, Shovels, Spades, Axes,
Picks

SHOP TOOLS

Air Impact Wrench
Hole Saw kit
Punch Set
Gear Pullers
Air Hoses
Air Impact Chisel
Welding Helmets & Rods
Bolts Bins
Titanium Drill Bit Set
Crepper
Diamond Wheel Points Sanding Kit
Crescent Wrenches (12, 18 & 24")
Several Socket Sets
Pipe Wrenches (12, 14, 18 & 24")
¾" Drive Ratchet & Socket Set
Ball Pien Hammers
Tap & Die Sets
Drill bits
Identification Stamp Lettering Kit
2 – Large Log Chains
Grease Guns
DeWalt Angle Grinder
DeWalt 18v (Drill, Flashlight, sawzall)
Sport Spot Flashlight
Shop Lights
Skil 14.4v Battery Drill
Master Force 7" Angle Grinder
Worksmith Plier Set
Michelin Roadside Emergency Kit
Dremel
Northern Socket Set
Channel Lock Mechanics 169 Piece Tool Set
Other Flats of Misc. Hand tools too numerous to
mention

TRACTORS & ALTERNATOR

1950 Oliver T Diesel Tractor (Turbo Charged,
Over & Under Hydraulic Shift, 18.4 -34 rear
tires, Duals included, WF, PS, 12,000 plus
hours, 1969, Used on Alternator for Turkey
Operation when electricity down)
Massey-Harris 44 Tractor (1950, Live Power,
sold with loader, bucket & blade)
Tractor Log Chains
Massey-Harris Misc. Tractor Parts
40 Kilowatt Onan Alternator (used for farm and
turkey operation when electricity down)



AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722 • Jack Osborn

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.