

VIRGIL I. & ROSEMARY H. KOPPOLD TRUSTS, OWNERS

REAL ESTATE ACREAGE AUCTION

**8.41 ACRES M/L; 4020 JD TRACTOR, WALKER RIDING
LAWN MOWER & MISC. MACHINERY AUCTION**

SATURDAY, JUNE 23, 2018 @ 10:30 A.M.

SALE LOCATION: 708 Highway 59, HARLAN, IA

DIRECTIONS: From Harlan go 2.9 miles south on Hwy. 59 and acreage will be on the west side of the road.

We will sell the acreage at 10:30 a.m. sharp followed by the JD 4020 Diesel tractor, Walker T23 riding lawnmower along with other misc. machinery.



Legal Description: Parcel 1 being a part of the East Half of the Southwest Quarter of Section 36, Township 79 North, Range 39 West of the 5th P.M. as described in Survey recorded in Book 405 at Page 280.

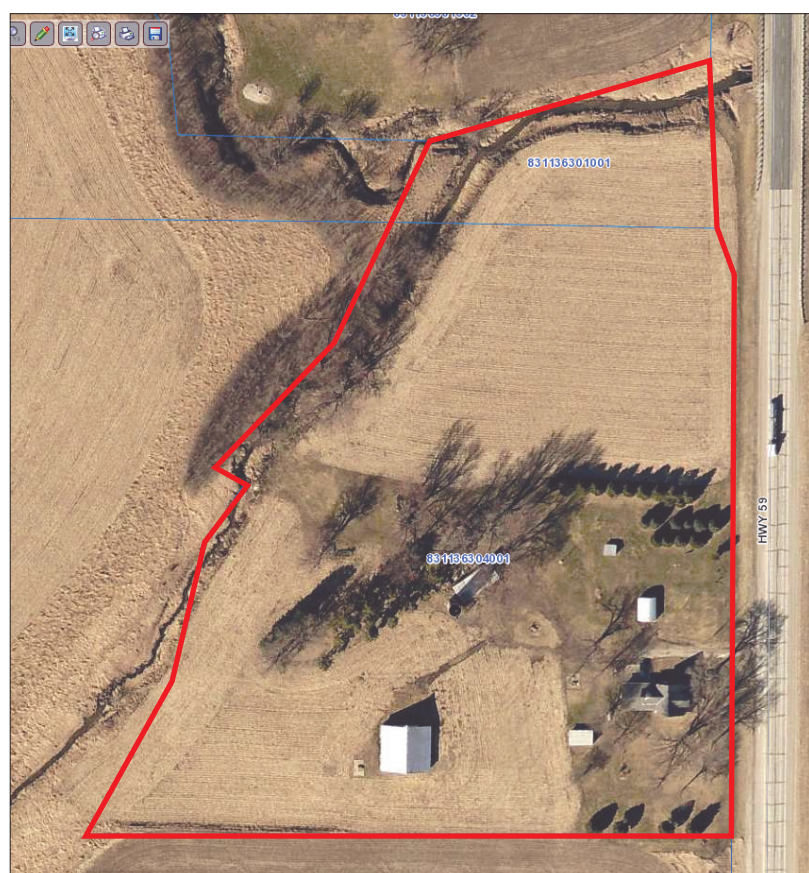
Taxes: Approximately \$1476.00. Taxes will be prorated to date of closing.

Terms: 20% down day of auction and balance due upon delivery of clear title and deed which will be approximately 30 days or July 23rd, 2018. Sellers will retain the cash rent on tillable ground. This sale is subject to the rights of the existing farm tenant until March 1, 2019. Anything said day of sale takes precedence over all written materials. Sellers reserve the right to refuse any or all bids.

General Description: You will have the opportunity to buy an acreage of 8.41 acres M/L. The 1 1/2 story home was built in 1920 and has 1966 sq. feet of living space on the first floor along with basement. The home consists of 4 bedrooms, kitchen, living room and 2 full baths. There is an attached double car garage built in 1982 also and the home has Trane XE1000 central air along with gas furnace and Rheem water heater. The home has vinyl siding along with a small wood deck area and a sun room. There is a 48' x 50' barn built in 1940 along with detached single car garage. There is also an open face machine shed, a brooder house and a small storage shed. Acreage is connected to rural water and the acreage as well as the septic system will be sold "AS IS".

Closing Attorney: Kate Kohorst – Harlan, IA – 712-755-3156

Auctioneer's Note: This is a great opportunity to buy an excellent acreage 8.41 acres M/L full of potential right off of Hwy. 59 and only 3 miles south of Harlan. You will need to call Connie Carmichael at 641-831-4339 to set up appointment to view the house and acreage. Sellers reserve the right to refuse any and all bids.



1968 John Deere 4020 Diesel Tractor w/JD 158 Loader (Serial #188371R, 8064 hours, WF, Rear Fenders, Synchronized, Differential Lock, 18.4 – 34 Rear Tires LIKE NEW, 11L15 Front Tires LIKE NEW, 3 pt., Dual Hydraulics, Sold with JD 158 Loader w/hydraulic bucket, NICE PACKAGE)

2015 Walker T23 Riding Lawn Mower (176 hours at time of writing auction, 56" cut, Kohler 22.5 hp, Command Pro, EXCELLENT CONDITION)

Machinery-

6 Bottom Oliver 548 Plow w/rake
13' Sunflower Pull Type Chisel Plow
Bumper Hitch 16' Single Axle Trailer
w/dual wheels & Tilt Bed w/winch
Running Gear w/hydraulic cylinder



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

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

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

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