

# AUCTION

## THURSDAY, JUNE 4, 2015 | 9:00 A.M.

### Tract #1 – Four Bedroom Home with Shop & Indoor Pool on 5 Acres M/L

This tri-level home was built in 1979 and has 4,360 sq. ft. of living space.

The main level features a large carpeted living room with double door entry. The upper level has a formal dining room, kitchen with JennAir stove top, Amana side by side refrigerator, GE dishwasher, Whirlpool trash compactor, GE Microwave & GE oven. Spacious master bedroom suite with walk in closet, built in dresser w/ mirror, on suite bathroom with jetted tub & separate shower. Three additional bedrooms and bath are located on this level.

The lower level has a large family room with large brick fireplace, walnut wood ceiling & beams along with a wet bar complete with keg tap & refrigerator. This level also has a built in safe, ¾ bath, and laundry room with washer & dryer.

Making this home like none other is an attached indoor pool & hot tub. The in ground pool is 19'x41' with a separate above ground hot tub, all indoor in the 40'x55' heated building.

Other features: attached 3 car insulated garage with openers, gazebo and brick fire pit. 900 sq. ft. concrete crawl/storage space under the main level living room. Two Amana natural GFA furnaces/central air units, two sand point wells, gas hot water heater, (2) 200 amp breaker box & central vac system. New shingles on house 1 year ago & the pool roof 2 years ago.

Shop space includes a 40'x40' heated garage with 3 garage doors, 28'x42' heated shop with a hyd. lift hanger door, 1 year old 40'x40' pole building with (3) 14' overhead doors with one side heated & the other side storage. All buildings are attached and have concrete floors. These buildings have a sand point well.

This tract is situated on 5.04 taxable acres with approx. 1.8 acres tillable.

Have peace of mind, as this home sells with a 1 year warranty, through HomeWarranty, Inc., see [www.homewarrantyinc.com](http://www.homewarrantyinc.com) for more information.

**Assessed Value: \$289,070**

**Included:** JennAir stove top, GE dishwasher, Whirlpool trash compactor, GE Microwave, GE oven, Amana side by side refrigerator, Washer & Dryer

**Not Included:** 2015 crops; 40' Storage Container; Paint Booth; Air compressors; (4) Lion concrete lawn ornaments; Coors Light hanging light; All personal property, Frigidaire chest freezer, Refrigerator

**Real Estate Taxes**

Gross:	\$4,260.23
Homestead:	(\$136.58)
Net Taxes:	\$4,124.00
Drainage Taxes:	\$20.00

Open House on Thursday, May 21st from 5 - 6 P.M.

**Home Warranty**

All Real Estate Sells at 12:00 Noon



View website for more pictures & sale order!



### Tract #2 – 11 Acres

Zoned I-1 and is located south of Tract #1, this tract lends itself to many possibilities. Looking to expand or build, this may suit your needs. Approx. 10.5 acres tillable with 10.9 acres taxable. Located in Section 33, Wapello North Township, Louisa County, Iowa.

**Not Included:** 2015 crops

**Real Estate Taxes:**

Gross/Net:	\$182.00
Drainage/Levee:	\$96.00

**TERMS:** 20% down payment on June 4, 2015. Balance at closing with projected date of July 3, 2015 upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of July 3, 2015 (Subject to tenant's rights on tillable land)

**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.



#### 1965 CHEVY IMPALA SS & MOTORHOME

1965 Chevy Impala SS, 2 door, hardtop, viper red w/ white interior, digital dash, new 427 600hp alum head motor, M20 Muncie trans., 373 ring & pinion, air conditioning, disc brakes, Cobra tires, frame off restoration with over \$52,000 invested (no labor)

2005 Pursuit by Georgie Boy 35' Class A motorhome, 31,256 miles, Ford V10, 2 slides, canopy, flat screen tv, couch, kitchenette, sink, microwave, stove, refrigerator/freezer, large master bedroom with closet & bath, 2 A/C units.

#### BAD BOY MOWER – TRUCK FORKLIFT – TRAILER – CONTAINER

Bad Boy Pro Series 36hp, zero turn riding lawn mower, rear hitch, 50 hrs., 61" Armortek5 deck

1999 Chevy 3500 dually, 4x4, ext. cab, 454, auto, new brakes, tires, & exhaust, over 200,000 miles

Toyota LP forklift, 5,000 lb., double stage, pneumatic tires, manual trans, shows 1478 hrs.

28' triple axel gooseneck trailer, 21,000 GVW, flip over ramps, 6 new hubs & brakes, new 12 ton wireless remote wench

40' steel container

Pull type lawn roller

JennAir gas grill

Turkey fryer

10 spd. Bikes

Patio furniture

(4) Lion concrete lawn ornaments

#### PAINT BOOTH & SHOP EQUIPMENT

Standard model 5D-1000-11H paint booth, new July 2013, 11' tall x 14'4" wide x 27' long, 36" fan on top, lighted & self-contained.

Pittsburgh 2,000 lb. shop A-frame, elec. hoist sells sep.

First Type LC-30A table top mill

2013 Dynamo sand blast cabinet

Central Pneumatic sand blast cabinet

2013 Atlas AF-7 5hp, 80 gal vertical air compressor, 230V/1ph.

IR 5hp horizontal air compressor.

Systematic MP175 mig welder

Chicago Elec. 40A plasma cutter

Northstar 3600 psi hot water pressure washer

Small metal lathe on steel table

Large bolt cabinet w/ bolt inventory

4'x4' steel welding table w/ vice

(10) wood work tables

Craftsman tool box; Parts washer; Battery charger; Battery tester; Chop saw; Bench grinder; Various sockets, wrenches, hammers, pliers & shop tools; Various air & power tools; Engine stand; Diesel engine stand; Floor jacks; Sanders; Shop cabinets; Rubbermaid storage cabinets; Refrigerator; 42" shop fan;

#### RACING COLLECTIBLES

Custom, hand built lighted glass table top showcase featuring Dale Earnhardt, Sr. & RCR/ Goodwrench racing display, includes: 3 rotating displays, 7 race cars, Goodwrench Team transporter, pit crew, pit equipment, tool boxes, tires & accessories. Built in 1995 by Steve Cooper of Coopers Custom Creations, SN #7. View website for pictures & video of this one of a kind collector piece.

Collection of Nascar memorabilia includes Dale Earnhardt, Davey Allison & Jeff Gordon & others; Collection of 1/24 dirt late model cars include Freddie Smith, Scott Bloomquist, Billy Moyer, Kenny Schrader & others; Bill Elliott, #11 Budweiser neon car; Coors Light hanging pool table light.

#### GUNS & GUNS SAFE

Remington 870 Wingmaster, 12 ga.

Remington 870 Express Magnum, 20 ga.

Remington 742 Woodsmaster, 30-06 w/ Simmons scope

Remington 1100, 12 ga.

Ruger 10/22, 22 cal w/ MicroTrac scope

MGC Thompson model 1921 sub machine gun, (Tokyo, Japan)

Gun cabinet

Millett scope

BunkerHill gun safe

#### POOL TABLE – JUKE BOX – BOWFLEX

Full size 1 1/2" slate pool table w/cues.

Black Jack walnut card table w/stools.

Hyperbeam Lazer Disc juke box.

Electronic dart board w/ new darts

Bowflex Extreme 2 SE workout machine w/ resting pad.

Workout equipment.

#### ANTIQUES - SALT & PEPPER COLLECTION

Oak commode w/towel rack; Large collection of salt & peppers; Library table w/curved legs; Small butcher block table; Custom built oak table; Oak drop leaf dining table; Cedar chest; Oak 4 drawer dresser; Oak cabinet w/glass sliding doors; Walnut New Haven Clock Co., wall cabinet; 2 Oak child's rockers.

Pr. Japan candlestick holders; Carnival fluted glass bowl; Carnival sugar & creamer; Small R.S. Germany tray w/dish; Hand painted bowls & plates; Hat pin holders; Vases; Kerosene lamps; Germany hand painted dishes; Oneida 5 pc. Silver service set; Alfay silver plate candlesticks in case; Silver plate tray w/salt & pepper in case; Compote; Sugar & creamers; Service for 8 Old Company silverware; The Friendly Village, England 8 plates 7 cups & 8 saucers; Cups & saucers; 6 small Bavaria dishes; 6 Wheelock Germany fruit dishes; Salt cellars; Tea pots; Etched glass water, Juice & sherberts; Ornate mantel clock; Water bowl w/pitcher; Baskets; Many items too numerous to mention.

#### MODERN FURNITURE FREEZER & TANNING BED

Large 5 unit wall bookshelves w/storage; Oak dining table w/leaf, 5 chairs & captain's chair; matching hutch w/ upper glass storage and lower storage & drawers; Oak 5 pc. dinette set w/ leaves & upholstery chairs on rollers; Brown 3 pc. sectional; Oval cherry coffee table w/2 round end tables; Mauve rocker/recliner; Rocker/recliner; Sofa; 54" TV stand w/ 3 shelves; 48" TV stand w/ storage; 2 emerald green fireside chairs; Oak 4" sofa table; Oak oval 44" coffee table w/glass top & end table; 2 walnut 3 shelf open bookcase; Large tan 7 pc. sectional; 4 shelf open bookcase; 2 lighted curio cabinets; full size bed w/headboard; 5 drawer chest; Queen size bed w/sleigh pewter type headboard; 6' office desk w/drawers; 5' office desk w/drawers & 4' extension; Swivel office chair; 2 drawer lateral filing cabinet; 2 drawer filing cabinet; Printer; Spectrum 110 volt tanning bed; White Clad storage cabinet; Bar accessories; Decanter collection; table & floor lamps; Christmas decorations; Floor fan; Electric heater; Dishes & cooking utensils; Small appliances; Bedding & linens; Area rugs; Frigidaire chest freezer; Refrigerator, Many misc. items.

### WAPELLO, IOWA

Auction held onsite at 14035 70th St, Wapello, IA. Located 2 blocks west of Highway 61 on Locust Street, then ¼ mile south on K Avenue.

#### SPECIAL PROVISIONS FOR BOTH TRACTS:

- The tillable farm ground is being rented for the 2015 farming season. 100% of the cash rent goes to the seller.
- It shall be the obligation of the buyer(s) to serve termination to the tenants, prior to September 1, 2015, if so desired.
- The seller will have the septic system inspected prior to the auction.
- If one buyer purchases more than one tract the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)
- The seller shall not be obligated to furnish a survey.
- It shall be the obligation of the buyer(s) to report to the Louisa County FSA office and show filed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site cleanup is required it shall be at the expense of the buyer(s).
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The seller shall purchase a 1 year home warranty, through Home Warranty, Inc., at seller's expense, which will include the pool & hot tub. Any deductibles for claims or other matters will be at the expense of the buyer.
- The buyer(s) acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer(s) is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.



Steffes Group, Inc.  
605 East Winfield Avenue, Mt. Pleasant, IA 52641

**319.385.2000**  
SteffesGroup.com

## RONALD & KATHY PALLISTER

RON'S CELL: 319.209.3980  
WILLIAM R. JAHN, JR. – ATTORNEY FOR SELLER



Tim Meyer



Terry Hoenig



Chris Richard



Jason Denning



Nate Larson



Duane Norton



Lynn Richard

Licensed to sell in Iowa, Minnesota, North Dakota, Missouri, and Illinois #441-001755  
ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



# LOUISA COUNTY REAL ESTATE & PUBLIC AUCTION

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**View SteffesGroup.com For Complete Details**



605 East Winfield Avenue  
Mt. Pleasant, IA 52641-2951  
319-385-2000  
SteffesGroup.com

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Please Post

**2 TRACTS!**



**Tract #1:** Large Home, Outbuildings, Inground Pool  
**Tract #2:** 11 Acres M/L  
**Personal Property:** Motorhome - '65 Chevy Impala - Guns & Much More!



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