

**CERRO GORDO CO. IA REAL ESTATE/ACREAGE W/6.18 ACRES, FARM TRACTORS, IMPLEMENTS, TRAILERS, LG. AMOUNT OF SHOP TOOLS, GUNS, MISC.**

# AUCTION

**FRIDAY, JUNE 23 • 5:30 P.M. SHARP**

NOTE: Real Estate sells at 5:30 p.m. Friday Afternoon. Home will be open June 5 from 3-6 p.m. for your viewing

**SATURDAY, JUNE 24 • 9:30 A.M. SHARP**

All Personal Property sells at 9:30 a.m.

**LOCATION: 15424 Balsam Ave., Ventura, IA**

From the 4-Way intersection of Balsam Ave. & Lake St. 1/2 mile south, watch for auction signs.

**OWNER: RONALD WHEELER**



**GENERAL DESCRIPTION OF REAL ESTATE:** The Real Estate includes 6.18 net acres w/a 1979 ranch-style 1500 sq.ft. 3-bedroom home. Rooms on the main level included 3 bedrooms, Living room, kitchen w/eating area, laundry room, & 1-1/2 baths. The full basement offers two stairways, one to the main level the other to the garage. The 2-car garage is 24' x 24' w/ two overhead doors. The outbuildings feature a 54' x 90' Morton pole bldg. w/several lean-tos on the south (one lean-to is a 24' x 24' insulated shop bldg.) The other lean-tos are open fronts. Also included are several other small bldgs. The water source for the acreage is a deep steel casing well w/submersible pump w/pressure tank in basement of the house. The sewer system is a public sewer operated by the Clear Lake sanitary district. The electrical supplier is Alliant Energy. The property is serviced by a hard-surfaced road. Cerro Gordo Co. Parcel I.D. # 051940000300 & 051940000301 The uses for this property could be many due to being located very close to the west end of Clear Lake. From a personal residence/hobby farm to a small or large contractor to having enclosed storage units or outside storage of all types or what ever idea you come up with. This property would make a good investment. Plan to attend the auction and bid your judgement.

## TERMS OF AUCTION

**REAL ESTATE TAXES:** Seller will prorate taxes to date of closing. Closing to be held at Escrow Plus, Mason City, Ia.

**LEGAL DESCRIPTION:** Beginning at a point on the East line South 0° 20' East 315' from the East 1/4 corner. 19-96-22 ; thence south 0° 20' East 450' ; thence North 89° 18.5' West 667.60' ; thence North 00 36.5' East 450' ; thence South 89° 18.5' East 660.21' to point of beginning 6.86 acres, Cerro Gordo, Co. Ia.

**POSSESSION:** Possession will be given on day of closing. Projected closing date will be on or about August 1, 2017.

**TERMS:** \$15,000.00 dollars down day of auction. Balance due on or about August 1, 2017. Earnest money will be deposited in Escrow Plus Trust Account. Seller will continue abstract to date and guarantee a clear and marketable title. Buyers will be asked to enter into a written agreement on the day of auction. Final sale is subject to approval of seller and seller shall have the right to reject any and all bids.

**NOTE:** All property sold "As Is" while every effort was made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, or Ronald Wheeler concerning condition of the property. All prospective purchaser's are encouraged to inspect the property and verify all information provided herein. Any announcements made the day of the auction will supercede this advertisement.

Bruce Helgeson is a licensed real estate agent and represents the seller. For viewing contact Bruce at 641-592-2754.



## TRACTORS, SKID LOADER, J.D. GATOR, TRAILERS (to be sold at 12:30 pm)

1976 J.D. 2640 diesel tractor w/J.D. 146 loader, 3pt., pto., dual valve  
J.D. 855 yanmar/diesel tractor, hydro, p.s., 3 pt. w/60" belly mower, 985 hrs.  
1965 Oliver 1550 gas tractor, n/frt. 3pt., 15.5 x 38 rear tires  
1958 Farmall 560 diesel tractor, restored, wide frt., 2pt., 15.5 x 38 rear tires  
1958 Farmall 560 gas tractor, n/frt., 15.5 x 38 rear tires, standard drawbar  
1959 Farmall 460 utility gas tractor, wide frt., 2pt., w/I.H. model 2000 hyd. Loader  
1955 J.D. 60 gas tractor, p.s., wide frt., 13.6 x 38 rear tires, w/J.D. 480 hyd. Loader  
1955 A.C. WD - 45 gas tractor, wide frt., 14.9 x 28 rear tires,  
1954 Fordson Major diesel tractor, wide frt., 18.4 x 30 rear tires, 3pt., pto., w/ Ford hyd. Loader  
1954 J.D. 50 gas tractor, restored, n/frt., 12.4 x 38 rear tires. Sun shade canopy (near new tires)  
1951 Farmall H gas tractor, n/frt., 11.2 x 38 rear tires.  
1943 Ford 9n gas tractor, 12.4 x 28 rear tires, 3pt., pto.  
1979 New Holland 775 gas Skid loader, hydro., 10.00 x 16.5 tires, 71" bucket  
J.D. AMT 626 five wheel Gator w/ Kawasaki engine  
2014 P&J 24' Deckover Beaver tail equipment trailer w/

6750 lb. Tandem axles, plus rear ramps & frt. power winch. One owner (very good cond.)  
H & H (heavy duty) Dump Box Trailer, 14' L x 83" W, x 24" H, w/6750 lb. Tandem axles, hyd. Lift (very good cond.)  
8.5' x 5' single axle utility trailer w/fold down ramp  
1994 Club Car 4 wheel golf cart, gas, w/top  
J.D. LX 176 lawn tractor, 14 h.p., hydro., w/ 38" deck  
Pickup mounted Boss V Snowplow, 8', quicktach w/lights, late model GM brackets (good cond.)  
1000 gal. L.P. tank

## IMPLEMENTS & ATTACHMENTS

Countryline 3pt. hitch, cat. 1, single bottom plow. (like new)  
King Kutter middle buster plow, 3pt., cat.  
Speeco 25 ton hyd. Log splitter, 3pt., cat. 1.  
Bale mover, 3pt., cat. 1  
Cosmo cement mixer, 3pt. cat. 2, pto drive  
J.D. model 655 rear mount tiller, pto drive, 3pt. cat. 1  
3 - 14" Ford mounted plow, 3pt.,  
Cosmo P-500 Fertilizer spreader or seeder, 3pt., pto drive  
3pt. cat. 1 receiving hitch  
46" pull type lawn sweeper, new in box  
Dakon 200 bu. Gravity wagon w/Dakon gear  
Old pull type sprayer w/ 100 gal. Poly tank  
Old Oliver & New Idea manure spreaders  
2 - J.D. sickle mowers, 7' & 9' bar  
M - C lawn genie flail pickup mower, 5', pto drive, 3pt. Cat. 1  
I. H. Rubber tired side rake  
Old steel wheel side rake

## BOATS

18' Aluminum Lund (pike deluxe) fishing boat, steering wheel, mercury 50 h.p. 4 stroke motor, plus mercury 6 h.p. 4 stroke trolling motor, elec. trolling motor, w/ E-Z loader trailer. Mercury motors have very few hrs on them.  
Sears aluminum 12' boat w/ yacht club trailer.  
Lots of misc. fishing equipment.

## POWER TOOLS, HAND TOOLS

(It appears that there might be about 10 flat racks of tools & tool-related items. Many are near new, unbelievable on the amount of tools Ron has. Way too many to list. Come see for yourself)

6 - 10' sections of gravity roller conveyors, 20" wide  
32' wood ext. ladder • 30 ton shop press  
New sun shade canopy for tractor (in box)  
Rear tine 14" gas 4 h.p. garden tiller  
14 gal. poly fuel caddy • 30 gal. Steel fuel caddy  
Several sizes of power washers, assort. sizes, some elec. & gas  
Several battery chargers, assort. sizes  
Several 100lb. L.P. cylinder.  
Dewalt 700 radial arm saw, 8"  
Craftsman 12" contractors Miter saw  
Delta jointer  
Commercial grade turning lathe  
Several chain saws assort. sizes  
Gas string trimmers • Elec. Edger  
Lots of gas cans, many sizes  
All types of clamps, many different sizes (maybe 75 to 100)  
Garden seeder • Lots of weed out garden fabric  
Retractable 50' air hose reel  
All types of garden tools  
Floor model 16 speed drill press  
Several smaller air compressors  
Combination belt/disc sander  
21" push mower • Elec. Tiller  
17" cordless lawn mower  
Several Misc. work benches  
Lots of wood & metal drill bits  
Several scroll saws  
Hand tools (I think Ron has everything)  
Dura Max paint gun set, new in box  
3 water filled lawn rollers  
Dry wall panel hoist, like new  
Lawn fert. spreader • 2 - elec. pole saws  
Lawn sprayer w/ 12 volt pump & boom

Many 4' x 8' sheets of sheeting, assort. thicknesses  
Many new steel fence posts  
2 - fast hitch conversions to 3pt. hitch  
I.H. rear wheel weights  
Many sizes of ratcheting straps  
Misc. lumber • 2-Ton come-along  
Portable basketball hoop w/ stand  
Elec., Air, Cordless power tools, way to many to list. (whow)  
Several portable air tank bubbles  
Light duty scaffolding • Several bench grinders  
Several fiberglass & aluminum ladders (very good)  
Welding helmet • Lincoln 225 amp welder  
Oxygen & acetylene torch w/ tanks & cart  
Royobi 8.5" telescoping Miter saw  
Many boxes of Scott shop hand towels  
Ridgid pipe wrenches • Many plastic foldable saw horses  
Small bench model drill press  
Full box of air nailing roofing nails, 1 1/4"  
Bolt cutters • 1350 watt Coleman gas generator  
Several table saws w/stands  
2 - ceiling fans new in box  
Craftsman 2 h.p. router • Plastic folding tables  
Conduit bender • Chop saw  
Delta drum sander w/stand • Dewalt 12" planer  
Sander blaster • Floor Jacks

## GUNS (to be sold at 11:00 am)

New England 12 ga. Single shot  
New England .410 single shot  
Knight 50 cal. bolt action Blackpowder rifle w/scope  
Thompson 50 cal. bolt action Blackpowder rifle w/scope  
Encore 50 cal. cal bolt action Blackpowder rifle w/scope  
Savage 22 cal. Bolt action w/clip  
Marlin 22 cal. Bolt action w/scope  
Could be several other Guns by sale time  
Ammo boxes • Lots of boxes of ammo  
2 - Stack up gun safes • Some hunting clothes

**TERMS: CASH OR GOOD CHECK  
LUNCH AVAILABLE**

**HAWKEYE  
AUCTION**

**BRUCE HELGESON  
Lake Mills, Iowa  
641-592-3487**

For more pictures & details visit: [www.hawkeyeauction.com](http://www.hawkeyeauction.com)

**Gary Heydt  
Ventura, Iowa  
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