

40 Taxable Acres M/L Cass County Pasture Land to be sold at

PUBLIC AUCTION

Sunday, October 1st @ 1PM.

Sale will take place at 63102 620th St, Atlantic, IA 50022

5 Miles South of Atlantic on Olive St.



LEGAL DESCRIPTION: The SE 1/4 of the NW1/4 of Section 9-75- 36, West of the 5th P.M., Cass County, Iowa.

Taxes: \$680 annually on 40 acres m/l approximately.

TERMS: 15% DOWN THE DAY OF THE SALE.

Will be selling **40 taxable acres m/l X the bid.** Balance due at closing.

Closing attorney Jim Mailander Law, 104 E. 5th St. Atlantic, IA 50022, 712-243-2040. Possession will begin March 1, 2018.

AUCTIONEERS NOTE: All oral announcements made day of the sale will take precedence over any written material. The above information given is believed to be true and accurate but not guaranteed by auctioneers or sellers. All potential buyers may do their own research of the above printed material.

**To View Property or for Further Information,
Contact McDermott Auctioneering 712-254-2500**

Following land auction will be an Estate Auction

Kenmore deep freeze, Kenmore side-by-side refrigerator, Hotpoint electric stove, Gold Star dorm refrigerator, Sharp microwave, Roper washing machine & electric dryer, brass bed, couch, large entertainment center, double bed w/pillow top mattress, oak kitchen table w/4chairs & matching lighted hutch, pictures, floor lamps, oak end table, glass top coffee table w/matching end table, 2 dressers, wardrobe, Dell computer screens, stereo w/double cassette & 6 CD, buffet, La-Z-Boy recliner, love seat, futon, oak cabinet, quilt rack, double bed, stemware, sherbet cups, dishes, George Foreman grill, pots & pans, beer glasses, spoon collection, set of stereo speakers, VCR player, VCR movies, laminate wood, (4) Maytag ringer washers, old wagon tongues, buggy shafts, single & double trees, propane grill tanks, propane Coleman lanterns, 5 gal gas cans, Cub Cadet lawn mower seat, John Deere lawn mower seat, Power King tires 235 85R/16, M&S Eagle ultra low profile tires 245 55R/18, F 225 60R/18, Goodyear Wrangler 255 70R/16 w/Ford alum. rims, cable wrench, 4" PVC pipe pieces, 250 gal totes, Reddy Heater, trailer lights, shop tools, hand tools, nuts, bolts, screws, 6' 3pt blade, (2) 16' cattle feed bunks, (4) bean totes of extruded beans, mineral feeder, (2) 15' sheep feed bunks, deer antlers, concrete bird bath, Commercial Series Char-Broil gas grill, garden water fountain, Brinkman smoker/grill, pile pine firewood, Enix Mongoose boys bike, English riding saddle, kids pony saddle, lots of misc. too numerous to mention.

View sale bill & photos on the web at www.mcdermottauctioneeringllc.weebly.com

Lunch on grounds. Verbal announcements have final precedence the day of the sale.

Not responsible in case of accident or theft.

Auctioneers: Jared Muhlbauer and Rex McDermott