

# Public Auction

## Bob and Dina Nixon Retirement/Relocation Auction

52 Acres of beautiful Southern Iowa land, dwelling, crop, pasture, as well as personal property.

May 7<sup>th</sup>, 2022

1987 330th Ave. Woodburn, Ia 50275

Driving Directions: turn south off HWY 34 onto R69 toward Woodburn about 1 1/4 Miles. Property on both sides of the road.

Personal property sells @10am online starts at 12noon.



### Tractor, Horse Trailer

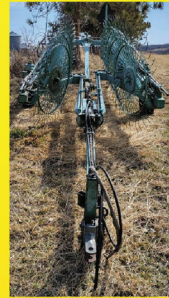
JD 5093E MFWD diesel tractor w/ cab, pre emission, 12 sp. w/ reverser, factory joy stick, triple remotes, new battery, 2600 hrs, JD 425, 54" deck lawn mower, 1000 hrs, SN M00425A095195; 270 New Holland square baler; JD bale elevator, 24"; 16" MTD rear tine tiller, B & S motor; JD 11" disc, needs repair; Agco 1007 9' disc mower, SN HN31482; JD 660 basket rake, SN 312965E; JD 704 10 wheel rake w/ kicker wheel, SN E00704A155008; JD custom made canopy for utility tractors; 46" wide by 42" long, 2 wheel trailer; Cobett pond waterer, made in USA, brand new; International End Gate Seed, mounted on 2 wheel cart; 3 pt. log splitter, 4"x32" hydraulic cylinder; 3 pt. Worksaver post hole digger, 9" bit; (2) 55 gal. plastic drums, used for diesel; hand fuel pump w/ 3/4" hose; JD 3 pt. 3 bottom plow; FS 46 Stihl weed eater, runs good; pallet mover for JD loader; Kewanee 3 pt., 8' blade; JD 709, 7' brush cutter, SN W00709C054447; (2) B&W 10' metal feed bunks, good condition; (1) Garner 10' metal feed bunk, good condition; JD pull type 12' spring tooth field cultivator; (2) 9' bale rings; JD manure spreader, needs new spreader chain, horse drawn converter; electric poles, up to 25'; 2 wheel homemade trailer, needs new floor; 4"x7.5' treated wood posts; 8' wide x 14' hay rack, old gear; hay rack, good gear; 8' hay rack, good condition; JD double bale spear; homemade grooming chute for cattle w/ head gate, 7' long; (2) 10' Stroberg corral panels w/ 5' swing gate; (3) 10' Stroberg corral panels; H&W red Circle Pen, (7) 12' panels, (1) 12' panel w/ 4' gate; (9) H&W green, 10' corral panels; (1) H&W green 10' panel w/ a 4' gate, needs repair; (15) 11' Palco corral panels; (2) 8' Palco corral panels; (2) 4' Palco corral panels; (3) 8' Palco swing gates; (1) 4' Palco swing gate; (6) 10' Priefert corral gates; (6) 12' Priefert corral gates;

### Four Wheelers, Lawn Mower, Equipment

1999, 350 Big Bear Yamaha 4 wheeler, 4200 mi.; 250 Yamaha Bear Tracker 4 wheeler, unknown miles; 20" weed eater push lawn mower; JD 425, 54" deck lawn mower, 1000 hrs, SN M00425A095195; 270 New Holland square baler; JD bale elevator, 24"; 16" MTD rear tine tiller, B & S motor; JD 11" disc, needs repair; Agco 1007 9' disc mower, SN HN31482; JD 660 basket rake, SN 312965E; JD 704 10 wheel rake w/ kicker wheel, SN E00704A155008; JD custom made canopy for utility tractors; 46" wide by 42" long, 2 wheel trailer; Cobett pond waterer, made in USA, brand new; International End Gate Seed, mounted on 2 wheel cart; 3 pt. log splitter, 4"x32" hydraulic cylinder; 3 pt. Worksaver post hole digger, 9" bit; (2) 55 gal. plastic drums, used for diesel; hand fuel pump w/ 3/4" hose; JD 3 pt. 3 bottom plow; FS 46 Stihl weed eater, runs good; pallet mover for JD loader; Kewanee 3 pt., 8' blade; JD 709, 7' brush cutter, SN W00709C054447; (2) B&W 10' metal feed bunks, good condition; (1) Garner 10' metal feed bunk, good condition; JD pull type 12' spring tooth field cultivator; (2) 9' bale rings; JD manure spreader, needs new spreader chain, horse drawn converter; electric poles, up to 25'; 2 wheel homemade trailer, needs new floor; 4"x7.5' treated wood posts; 8' wide x 14' hay rack, old gear; hay rack, good gear; 8' hay rack, good condition; JD double bale spear; homemade grooming chute for cattle w/ head gate, 7' long; (2) 10' Stroberg corral panels w/ 5' swing gate; (3) 10' Stroberg corral panels; H&W red Circle Pen, (7) 12' panels, (1) 12' panel w/ 4' gate; (9) H&W green, 10' corral panels; (1) H&W green 10' panel w/ a 4' gate, needs repair; (15) 11' Palco corral panels; (2) 8' Palco corral panels; (2) 4' Palco corral panels; (3) 8' Palco swing gates; (1) 4' Palco swing gate; (6) 10' Priefert corral gates; (6) 12' Priefert corral gates;

### Household, Tools, Misc.

western knickknacks; Filter Queen vacuum cleaner w/ extra bags; DVD's; kitchenware; western rugs; steer head, 5' area rug; misc. household items; bedding and quilt; western decor; Wesco Cadence G-40 treadmill; wooden dog houses; metal wheelbarrow; washing machine planters; wooden lawn chairs; metal flower planters; patio blocks; 2' scalloped lawn edging; concrete blocks; plastic tub planters; (2) 45" iron wheels; (2) 25" iron wheels; metal cream cans; used, red 14' metal sheet siding; used, gray metal roofing; (3) 3/4" treated 4'x8' plywood; Gallagher Ranch King solar fence; Tap n Die set; Wagner heat gun; pipe wrenches; table top drill press; oxygen, acetylene torch set w/ cart; Champ, Job Maker kerosene heater; 6500 E, Raven generator, very low hrs.; (1) JD Black Hyde cylinder w/ new 7.5' hydraulic hoses; (1) JD green hydraulic cylinder; universal heat heater for JD, was on a JD 5400 tractor; horse blankets; lariats; Wintec Trail saddle, 15" seat, 8" gullet, brown, light weight Cordura; Abetta light weight saddle, black; household tools, tack, too numerous to mention. Very nice auction lineup.



## Real Estate @1pm

### Acreage

Bob and Dina Nixon are relocating. They are pleased to offer up their 52 acres m/l into 2 tracts. 50 acres m/l with home and building, with 95% of proceeds being paid toward the home and 40 acres. Tract #2 offers you 1.43 acres m/l just north of Smith st. Woodburn Iowa. All Auctions Inc. will hold the auction on these 2 tracts and Bob and Dina's personal property starting at 10am May 7, 2022, on site, live and online bidding, with the tracts to be offered at 1pm. Home built in 1977, single story newer conventional design with walkout basement. 1248 sq. ft. ranch style home with vinyl siding in 2009. New steel roof, 3 bedroom, full bath, 1/2 bath and basement. Outside you enjoy a 48'x75'x12' steel sided pole barn with new steel roof; 10'x10' 650 bushel grain bin and a 12'x16' wood out building. This family raising acreage is located in Jackson township 23-72-24, Clarke community school district with taxes of \$2478/yr. Legal description: The SW 1/4 SW 1/4 of section 23; Tract #1, 52 acres m/l \$2478/yr; Tract 2 1.4 acres m/l \$247r • CSR2 average rating of 47 • Online and Live Bidding, both available • Terms 10% down, 5% Buyer Premium (5% will be added to the final price and • included in the purchase agreement.

Attorney Mason McCoy of Reynoldson & Van Werden LLP, Auction method Lump Sum, Closing will occur on or around June 24th, 45 days from Auction, Possession at closing or unless otherwise decided, Survey will be done and paid for by closing by seller, Contract immediately upon conclusion of auction, transfer of earnest money, signatures of purchase contract, Septic- Home has a septic tank. All inconveniences or further updates fall solely on buyer. Fences- As is condition, Property over view- Scrap metal in wash way/ ravine. Tending and cleaning of these wash way/ ravines, current or future will be solely on buyers responsibility and expense. Buyers- All Auctions Inc. urges buyers to do their own inspections and do diligence of property prior to auction day bidding. All property is sold "as is where is" with no warranties expressed or implied, made by auctioneer or All Auctions Inc. and seller. All Auctions Inc. and representatives or agents of the seller. Not responsible for errors in advertising and all announcements made auction day take precedence of all previous.



# All Auctions Inc.



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Lunch & Restroom onsite