

TUESDAY, JUNE 6, 2023 @ 10:00 AM CST | PERSONAL PROPERTY TO SELL TIMED ONLINE @ 11:00 AM CST

# VIRTUAL ONLINE – LEE COUNTY, IA REAL ESTATE AUCTION

TUESDAY, JUNE 6, 2023 @ 10:00 AM CST

**5.96 ACRES±  
2 TRACTS**



*Open House*

**THURSDAY, MAY 25  
5:00 - 6:00 PM**

1881 265th Avenue | Ft. Madison, IA 52627

**TIMED ONLINE – NO RESERVE  
PERSONAL PROPERTY AUCTION**

**TUESDAY, JUNE 6 @ 11:00 AM CST**

*Gary L. Chipman*

REPRESENTING ATTORNEY:

Gregory A. Johnson

516 7th Street | Ft. Madison, IA 52627 | (319) 372-2532

**ALSO  
SELLING**



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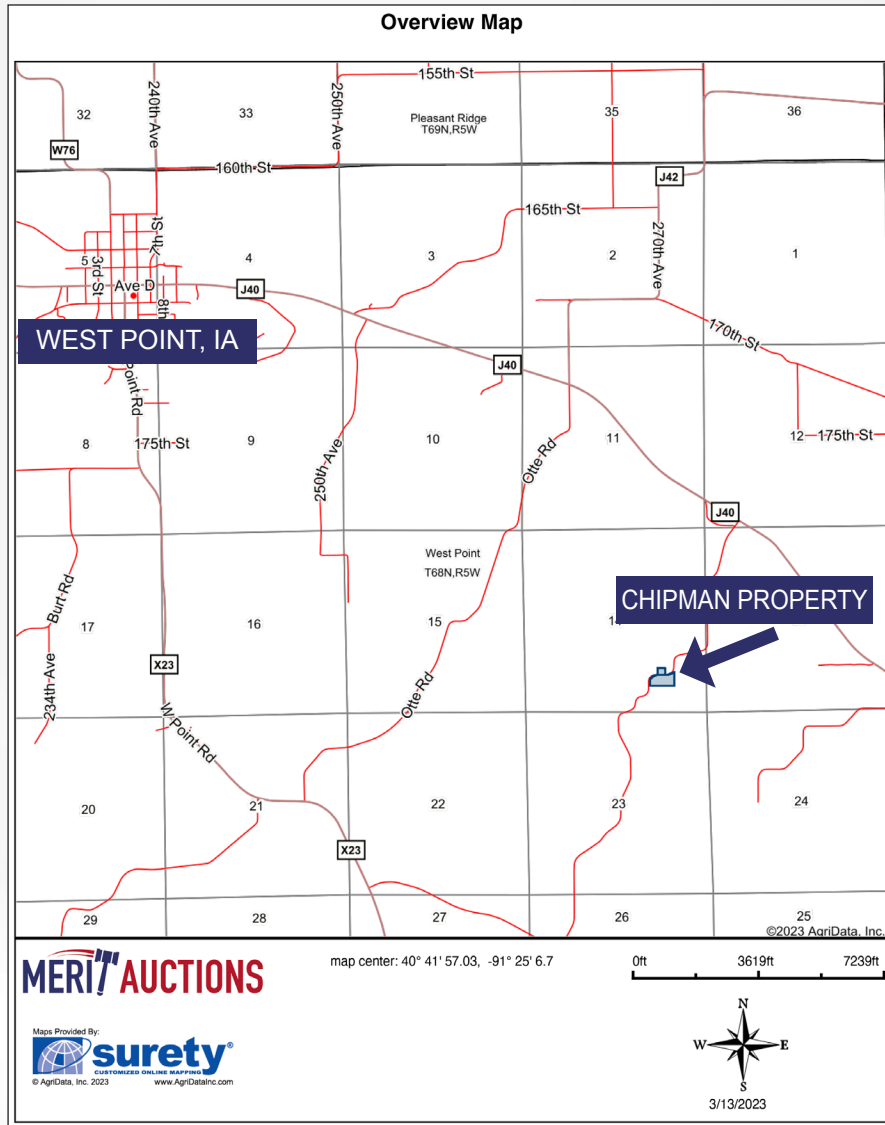
4502 Avenue O | Ft. Madison, IA 52627

Ph: 319.405.0031 | Toll Free 833.273.9300

**WWW.MERITAUCTIONS.COM**

AUCTION REPRESENTATIVES: Jim Huff (319) 931-9292 & Kaycee McGregor (319) 670-8532





## LOCATION

The Chipman property is located in Section 14, West Point Township, Lee County, IA (4 miles southeast of West Point, IA) From West Point, IA go southeast on Co. Rd. J40 3 miles to 265<sup>th</sup> Ave. Turn right or south and proceed 1 mile to the property.



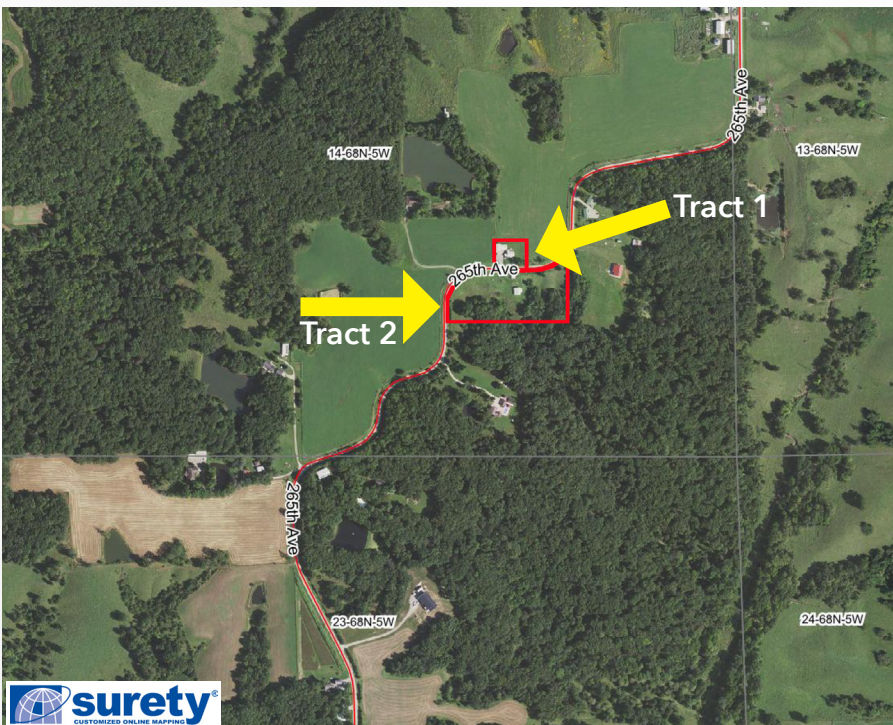
## PARCEL INFORMATION

### PARCEL 1 • COUNTRY HOME & ACREAGE

- This parcel is improved with a single story, 3 bedroom country home that offers 1,134 sq. ft. of living area. The dwelling has a GFA furnace with central air that was new in 2021 and a newer metal roof that was installed in 2021. Rathbun Rural Water provides the water source to the home. There is a large deck attached to the home providing a great place for grilling or family get togethers.
- Other improvements include a very nice 28ft. x 78ft. detached oversized garage that includes a shop area with (2) large overhead entry doors and (2) overhead garage doors. There is a bathroom that has a shower, office area in the building, has a concrete floor and is fully heated.
- Access is on the south by 265<sup>th</sup> Ave.

### PARCEL 2 • 5.5 ACRES±

- This parcel includes a 30ft. x 40ft. pole building with a concrete floor and a smaller storage building. There are several nice building sites as well as attractive recreational acreage and wooded areas on the property.
- Rathbun Rural Water is in close proximity to the tract.
- Access is on the north by 265<sup>th</sup> Ave.



**Additional Photos  
Online!**

**[www.meritauctions.com](http://www.meritauctions.com)**



**ALSO  
SELLING  
@ 11 AM**

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### **VEHICLES**

- 2009 Nissan Murano SL AWD SUV, 3.5L V6 engine, auto trans., fully equipped w/ leather interior, 235/60R18 tires, 168,649 miles, VIN JN8AZ18W79W145740
- 2005 Chrysler PT Cruiser convertible, Touring Edition, 2.4L Turbo engine, auto trans., cloth interior, 205/65R16 tires, showing 119,593 miles, VIN 3C3EY55E65T301242, has front end damage & interior is dismantled



### **SHOP TOOLS**

- Campbell Hausfeld 80 gal. upright air compressor, 5 hp. 230V electric motor
- Delta 10in. table saw
- Central Machinery 10 in. wood cutting band saw
- McCulloch 10in. miter saw on Port-A-Mate stand
- 20 ton shop press
- Acetylene torch set & cart
- Lincoln 225 amp stick welder
- Craftsman 18 drawer toolbox
- Buffalo 8in. grinder on stand and other bench grinders
- Poly oil drain collector
- Electric parts washer
- Werner 8ft. Fiberglass Step Ladder
- Viking 2¼ ton floor jack
- Milwaukee angle grinders, drills etc.
- Michelin 3½ ton floor jack
- Buffalo 6in. metal band saw on stand
- 48in. lawn roller



### **TRACTOR & FARM SUPPORT ITEMS**

- 1980 Massey Ferguson 210 2wd tractor, open station, 3-pt., 540 PTO, 12.4-24 rear tires, 5.50-15 front tires, sells complete w/ MF 216 loader, 60in. material bucket, showing 1,226 hours, SN 02029
- Dearborn 6ft. 3-pt. disc
- Shop built 6ft. 3-pt. blade
- Cycle Country Quick Silver 48in. pull type finish mower w/ Honda GXV 340 engine, electric start
- Toro PS624 24in. snow blower, gas engine
- Scorpion 15 gal. pull type lawn sprayer, 40in. boom & hand wand



### **HOUSEHOLD ITEMS**

- Whirlpool Duet front load washer & electric dryer
- Samsung 28.0 cu. ft. stainless steel refrigerator w/ bottom freezer
- Kenmore 25 cu. ft. refrigerator freezer
- Frigidaire Gallery electric range
- Eagle Industries modern roll top desk
- Oak combination book shelf/desk
- King size bed w/ bookshelf headboard & water bed frame
- Brinks 5059 home security safe
- Sony 32in. flat screen TV
- Modern 3-drawer armoire
- 5-gallon Blue Ribbon jug
- 5-gallon Brown top jug
- 4 & 6 gallon crocks & others crocks
- Quantity of kitchenware & other household items.



### **METHOD**

The Chipman Property will be sold in 2 individual parcels. Parcel 1 will be sold first for a lump sum total dollar amount followed by Parcel 2 which will be sold for a lump sum total dollar amount. The parcels will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

### **TERMS**

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Friday, July 7, 2023 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. Parcel 1 is serviced by a septic system and is subject to the IA Septic system law. The septic system will require testing, all testing and required updates will be at the buyer(s) expense. For questions or complete details contact the auction company.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.

**Auctioneers Note:** Make plans now to participate in this upcoming personal property auction for Mr. Gary Chipman. Gary has decided to relocate to the Iowa City area and this auction will offer something for everyone. We look forward to seeing you at the Open House on **Thursday, May 25th from 5-6 PM**, we urge you to come and take a look. This will be a timed online auction with No buyer's premiums or reserves. Loader & operator will be available the day after the sale to assist in loading. Not responsible for accidents, errors or omissions. All items are sold as-is, with no guarantees or warranties.



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PO BOX 509 • 4502 AVENUE O  
FT. MADISON, IA 52627



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