

REAL ESTATE & PERSONAL PROPERTY

Auction

Real Estate - Virtual Online

TUESDAY, APRIL 30, 2024 @ 10:00 A.M.

Physical Address:

127 West Commercial, Hillsboro, IA 52630

7.17± Acres • 1 Tract

Personal Property - Timed Online

TUESDAY, APRIL 30, 2024 @ 11:00 A.M.

HENRY COUNTY, IA



INSPECTION DAY: FRIDAY, APRIL 26 | 9:00 AM - 2:00 PM

EUGENE E. HELTERBRAN ESTATE

PATSY SKAGGS, EXECUTOR



JIM HUFF
(319) 931-9292

MERIT AUCTIONS

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Representing Attorney:
Ashley L. Walkup
Lynch Law Office
207 S. Washington Street
Bloomfield, IA 52537
(641) 664-3188



Real Estate

LOCATION

TUESDAY, APRIL 30, 2024 @ 10:00 A.M.

The Helterbran property is located in Section 30, Salem Township, Henry County, IA at the west edge of the small town of Hillsboro, IA (Hillsboro, IA is located approximately 16 miles southwest of Mt. Pleasant, IA).

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Tract Information

- FSA information should indicate approximately 6 acres of tillable cropland, currently in row crop production.
- Soils include Haig & Grundy.
- CSR2 is 81.2.
- The balance of the parcel offers an older single story home, a 24ft. x 48ft. garage, an 18ft. x 18ft. garage and a hoop style storage building.
- If you are looking for a small tract of land in Southeast Iowa with a tremendous amount of potential, we urge you to take a look at this one!
- Access is on the south by W. Commercial St.



METHOD

The Helterbran Property will be sold in 1 individual tract for a "lump sum" total dollar amount. 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 the sale with the balance due in approximately 30 days, on or before Thursday, May 30, 2024 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, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. Property sells free & clear for the 2024 crop year. With proof of liability insurance, immediate possession will be granted for tillage purposes only. For questions, contact the Auction Representative.

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.

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Auctioneer's Note



Make plans now to participate in this upcoming Southeast Iowa Real Estate and Personal Property Auction for the late Eugene Helterbran. Mr. Helterbran was well known in the area and you will find his items well cared for and ready to go to work for you. We look forward to seeing you at the inspection on **Friday, April 26, from 9 AM-2 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.

**VISIT OUR WEBSITE FOR MORE!
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Tractors

- 1970 John Deere 4020 diesel tractor, w.f., side console, Syncro trans., 2 hyd. outlets, 540/ 1000 PTO, 3-pt., front weights, new style step, 18.4-34 rear tires, 10.00-16 front tires, showing 455 hours, SN T213R227958R
- 1959 John Deere 730 diesel tractor, w.f., power steering, 2 hyd. outlets, 540 PTO, factory 3-pt., front & rear weights, flat top rear fenders, front fenders, 15.5-38 rear tires, 7.50-16 front tires, showing 2,686 hours, SN 7318520
- 1955 John Deere 70 diesel, n.f., 1 hyd. outlet, 540 PTO, rear weights, rear fenders, 14.9-38 rear tires, 6.00-16 front tires, showing 1,300 hours, SN 7019138
- Allis Chalmers C gas tractor, n.f., 11.2-24 rear tires, 4.00-15 front tires, sells w/ 60in. belly mower

Combines & Heads

- John Deere 4420 diesel combine, gear drive hydro trans., 18.4-26 front tires, 11L-16 rear tires, showing 2,888 hours, SN 400842
- John Deere 4400 diesel combine, gear drive hydro trans., 23.1-26 front tires, 11L-16 rear tires, showing 3,340 hours, SN 15589
- John Deere 443 4 row 30in. corn head, SN 5895
- John Deere 213 13ft. platform, SN 380141

Lawnmower & ATV

- Bad Boy Rogue 6100 zero-turn lawnmower, Yamaha 824cc engine, 61in. deck, ROPS, 255 hours, SN BRG6133YA03190009
- Kawasaki Bayou 4wd ATV, front & rear racks
- Cycle Country 48in. ATV blade
- Trail Tracker poly lawn cart
- Lawn Boy push mower
- Agri-Fab 44in. lawn sweep

Vehicle & Trailer

- 1987 Chevrolet Monte Carlo SS 2 door car, 5.0L engine, auto trans., P.W. & locks, cloth interior, T-tops, new 215/65R15 tires, showing 119,459 miles, VIN 1G1GZ11G6HP148364
- 1992 7ft. x 16ft. flat bed trailer, tandem axle, 3 hide-a-way ramps, winch, TSC diamond plate toolbox, 7.00-15 tires, VIN 1H9FA1627N6203508

Farm Equipment

- John Deere 7000 6 row 30in. planter, n/t, press wheel closers, monitor
- John Deere 14ft. disc
- John Deere 1600 12 shank 10ft. chisel plow, spring shanks, SN 012984
- John Deere 3 bottom semi-mount plow
- John Deere 6 row 30in. 3-pt. cultivator
- John Deere 2 row pull type rotary hoe
- Kewanee 14ft. field cultivator, 3 bar coil tine harrow
- DMI 8 shank 10ft. chisel plow
- Heider 175bu. gravity wagon & gear
- Killbros 200bu. gravity wagon & gear
- King Kutter 6ft. 3-pt. rotary cutter, rear dolly wheel, 540 PTO
- Bush Hog 3-pt. post hole digger, 9in. bit, 540 PTO
- 7ft. 3-pt. blade
- 4 section harrow & evener

Farm Support Items & Tools

- 110 gal. pickup fuel tank w/ GPI 12 volt pump
- 1,000 gal. LP tank
- 500 gal. LP tank; hasn't been used in awhile
- John Deere pony motor
- John Deere Cat II quick hitch
- John Deere 2 cyl. wide front end
- John Deere Roll-a-Matic front end
- John Deere black cylinders & others
- 23.1-26 Rice tires & wheels
- Portable buck saw
- Sanborn 30 gal. upright portable air compressor
- Lincoln 225 amp arc welder
- Guardian 12spd. floor model drill press
- Buffalo HVMB5-4.5 metal band saw, 4.5in.
- 112 place stocked bolt bin
- Ryobi 14in. cut off saw
- Union 10 drawer tool chest
- Peter Wright 21 anvil
- 5in. bench vise
- Quantity of shop tools & related items



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