

# HENRY COUNTY, IOWA REAL ESTATE AUCTION

**VIRTUAL & TIMED ONLINE AUCTION!**

**THURSDAY, AUGUST 1, 2024 @ 10:00 A.M. (REAL ESTATE SELLS FIRST)**

**THURSDAY, AUGUST 1, 2024 @ 11:00 A.M. (TIMED ONLINE)**



*John W. Campbell  
Estate*



307 SOUTH MEYER LANE  
WAYLAND, IA 52654

**ARTHUR CAMPBELL**  
(319) 850-0145

**JEREMY CAMPBELL**  
(319) 931-6532  
CO-EXECUTORS



AUCTION REP:  
JIM HUFF  
(319) 931-9292

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REPRESENTING ATTORNEY:  
CRAIG DAVIS  
WASHINGTON LAW OFFICE, LLP  
211 WEST WASHINGTON STREET  
WASHINGTON, IA 52353 | (319) 653-5431

ONLINE BIDDING  
PROVIDED BY:

**proxibid**



## PARCEL INFORMATION

This parcel is improved with a nice single story ranch style home that offers 2-3 bedrooms and 1,164 sq. ft. living space. Other amenities of the home include a full bath, a 3/4 bath with a shower and a 1/2 bath with laundry. There is a 2 car attached garage, an 18ft. x 24ft. detached garage and a wood deck to enjoy the day on. The property is on Wayland City services and the heat source is provided by a GFA with central air.

We urge you to take a look at this well maintained home that is situated on a corner lot in a very friendly neighborhood.

Access is on the west by S. Meyer Lane & on the south by W 4th St.

Estimated Real Estate Taxes: \$2140.00.

► **SINGLE STORY RANCH STYLE HOME!**

► **2-CAR ATTACHED GARAGE!**

► **18' X 24' DETACHED GARAGE!**



**307 SOUTH MEYER LANE  
WAYLAND, IA 52654**

*Open* **HOUSE**

**MONDAY, JULY 22, 2024  
1:00 PM - 5:00 PM**

## METHOD

The Campbell 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 Wednesday, September 4, 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.

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.





## PICKUP & TRAILERS

- 2012 Chevrolet Avalanche 1500 LT 4wd 4 door pickup, 5.3L engine, auto trans., fully equipped w/ leather interior, sunroof, 275/60R20 tires, 79,690 miles, VIN 3GNTKFE77CG218699, prior salvage
- 1986 shop built car trailer, tandem axle, bumper hitch, Tough Guy black aluminum storage box, 225/75R15 tires, ball hitch
- 8ft. x 12ft. 2 wheel trailer
- Small pickup bed 2 wheel trailer

## COLLECTOR CARS, ETC.

- 1966 Plymouth Satellite 2 door hard top car, 440 V8 engine, auto trans., chrome spoke wheels, 215/75R15 rear tires, 205/75R15 front tires, showing 34,932 miles, newly professionally painted, VIN RP23E67257016, please note the engine is NOT in the car & will more than likely need work!
- 1928 Essex Super Six street rod, 307 V8 engine, auto trans., bucket seats, wood top, chrome wheels, Mustang II front suspension, 215/75R15 rear tires, 205/75R15 front tires, showing 2,557 miles, VIN 797089, built & restored by Mr. Campbell
- Hemi 270 engine
- Hemi V8 engine, not complete
- Chevrolet 327 engine
- (2) Hemi 270 heads
- Several other car parts, majority to be Chrysler



## TOOLS & SHOP ITEMS

- Auto Lift 6000# 4 post car lift
- Craftsman 11 drawer rolling tool box
- Craftsman 10 drawer rolling tool box & Husky 5 drawer side box
- MAC 6 drawer top box & MAC 4 drawer & 1 door rolling tool box
- Chicago Electric 10in. miter saw
- Chicago Electric 90 Amp Flux wire welder
- Forney EZ100 ST stick welder
- Central Pneumatic 20 gal. upright air compressor
- Guardian BDM-58-5S bench top drill press
- Karcher 2000 PSI electric power washer
- Craftsman ½ in. impact & ½ in. cordless drill
- Craftsman cordless blower & string trimmer
- Craftsman belt/ disc sander
- Pittsburgh 2 ton engine hoist
- Napa 3.5 ton & 2 ton floor jacks
- Jack stands
- Small arbor press
- Milwaukee Sawzall & other corded tools
- True Craft ¾ in. socket set
- Quantity of hand tools to include Craftsman & others



## LAWNMOWERS & PORTABLE BUILDING

- Simplicity Broadmoor lawn mower, 20hp engine, hydro trans., 44in. deck, 660 hours
- Troybilt 21in. push mower, Honda engine
- Craftsman Suburban lawn cart
- 8ft. x 12ft. portable building

## HOUSEHOLD ITEMS

- Jenn-Air 19.8 cu. ft. refrigerator freezer
- Speed Queen washer & Amana HD electric dryer
- Sharp Carousel microwave
- Oak dining room table & 4 rolling chair
- Oak 50in. glass doored china hutch
- Oak entertainment center
- 5 tier wood shelf
- Hisense 58in. flat screen TV
- Vizio 42in. flat screen TV
- Vizio 32in. flat screen TV
- 3 piece bedroom suite w/ queen sized bed, 9 drawer dresser w/ mirror & 5 drawer chest
- Queen sized bed
- Brown recliner & blue 3 cushion sofa
- Busted Knuckle garage light
- Small amount of farm toys
- Quantity of kitchen items

## Auctioneer's Note:

Make plans now to participate in this upcoming Henry County, IA Real Estate & Personal Property Auction! Mr. Campbell was well known in the area for his collector cars and was very particular for the care of his real estate. **We look forward to seeing you at the real estate and equipment inspection on Monday, July 22, from 1 PM - 5 PM, you will not be disappointed in what you see!** This will be a timed online auction with No buyer's premiums or reserves. Pick up & load out will be available the day after the auction. Not responsible for accidents, errors or omissions. All items are sold as-is, with no guarantees or warranties.





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1-5 PM**

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