

Benton County, Iowa

LAND & PERSONAL PROPERTY AUCTION

WEDNESDAY, JULY 17, 2024
AT 10:00 AM & 11:00 AM

PHYSICAL ADDRESS: 6111 24TH AVE. VINTON, IA 52349



8.40 ± ACRES • 1 TRACT

OPEN HOUSE:
WEDNESDAY, JULY 3, FROM 9 AM - 2 PM

GEORGE E. HAHN ESTATE

DOUG HAHN & KAY SPRATT - CO-EXECUTORS

VIRTUAL & TIMED ONLINE

ONLINE BIDDING
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AUCTION REP:
JIM HUFF
(319) 931-9292

REPRESENTING ATTORNEY:

JOHN MOSSMAN
122 E. 4TH ST.
VINTON, IA 52349
(319) 472-2396



LAND/REAL ESTATE WEDNESDAY, JULY 17, AT 10:00 AM

AUCTIONEER'S NOTE

Mark your calendars now to participate in this Benton County, IA Virtual Online Real Estate Auction! This outstanding property features a 1 story brick home that includes three bedrooms and offers 1,788 sq. ft. of living area. The acreage also includes a Butler 48 ft. x 75 ft. steel utility building, that includes a nice heated shop area and a full concrete floor. The balance of the acreage offers an improved pastureland, an 18 ft. x 28 ft. open front livestock building and an automatic cattle water. If you are looking for a small well-cared for acreage that is located on a hard surface road, we urge you to take a look at this one that is located a short distance south of Vinton, IA.

LOCATION

The Hahn Property is located in Section 32, Taylor Township, Benton County, IA 1.5 miles south of Vinton, IA on U.S. Hwy. 218 (24th Ave.)
Physical Address: 6111 24th Ave. Vinton, IA 52349

TRACT INFORMATION

- This outstanding property is improved with a very nice single story ranch style home that features 3 bedrooms, 1½ baths and 1,788 sq. ft. of living area. Other amenities of the home includes a recently constructed sun room and a single car attached garage. The heat source is provided by a Gas Forced Air Furnace and there is central air.
- The parcel offers a well maintained Butler 48ft. x 75ft. steel building that includes a partial heated shop area and the building has a concrete floor that covers nearly 100% of the structure. There is a open front livestock building that includes an automatic livestock waterer and the fences are well above average.
- If you are looking for a well maintained property and are in the horse or livestock business we urge you to take a look at this one!
- Access is on the west by U.S. Hwy. 218 (24th Ave.)



METHOD

The Hahn 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 Monday, August 19, 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. Subject to the Iowa Septic System Law, the septic system is exempt from any testing or upgrades. Any future septic system testing or upgrades will be at the buyers expense. 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.

PERSONAL PROPERTY - WEDNESDAY, JULY 17 AT 11:00 AM

TRACTORS

- 2007 JD 5625 MFWD tractor, cab, PowrReverser trans., 2 hyd. outlets, 540 PTO, 3-pt., quick hitch, rear weights, 18.4R30 rear tires, 12.4-24 front tires, sells complete w/ John Deere 542 quick attach self-leveling loader, 72in. Material bucket, joystick control, showing 404 hours with approximately 500 total hours, SN LV5625R264450
- 1969 JD 3020 gas tractor, n.f., 2 hyd. outlets, 540 PTO, 3-pt., rear weights, 15.5-38 rear tires, 7.5L-15 front tires, showing 92 hours, (tach has been changed), SN T111R124465R
- John Deere 40in. loader pallet forks

COLLECTOR TRACTOR & STATIONARY ENGINES

- 1953 Farmall Super M gas tractor, n.f., 1 hyd. outlet, 540 PTO, fenders, rear weights, 13.6-38 rear tires, 6.00-16 front tires, restored, SN F39545J
- 1946 JD Model E 1½ HP single cylinder gas engine on truck
- 1945 McCormick Deering Model LB 1½ HP single cylinder gas engine
- Several Maytag washing machine engines
- Restored Vintage hand corn sheller

LAWN MOWER & UTV

- 2014 JD X734 lawn mower, Kawasaki 25.5hp engine, hydro trans., 60in. deck, mid mount hyd. outlets, 444 hours, SN 1M0X734AVDM0211080
- 2011 JD 625i 4wd Gator XUV UTV, open station w/ ROPS, EFI, power dump bed, 26-11x12 rear tires, 26-9x12 front tires, 327 hours, VIN 1M0625GSHAM011853

ACREAGE EQUIPMENT & RELATED ITEMS

- Kewanee 180 9ft. HD 3-pt. blade, SN 100665
- Bush Hog model 2512P 12ft. 3-pt. rotary cutter, dolly wheels, 540 PTO
- JD 10ft. disc, 7.5in. spacings
- True-Kleen 50 gal. UTV sprayer, 12 volt pump, 10ft. boom, hand wand w/ reel
- 50 gal fuel tank on trailer
- John Deere black cylinder & others

PICKUP & TRAILER

- 2022 GMC Canyon 4WD AT4 Crew Cab pickup, V-6 engine, auto trans., fully loaded w/ leather, heated seats, 265/65R17 tires, 13,839 miles, VIN 1GTC6FEN2N1272751
- 2015 Load Trail 12ft. 2-wheel trailer, 205/75R15 tires, VIN 4ZESA1214F1074696

TOOLS & SHOP RELATED ITEMS

- Miller Matic 210 wire welder
- Acetylene torch outfit w/ cart
- Miller Thunderbolt 225 stick welder
- Industrial Air 60 gal. upright air compressor, 3.7hp motor, 230 volt
- Simpson Premium 3200 PSI power washer, 2.5 GPM, Honda GC190 gas engine
- Central Pneumatic 3 gal. air compressor
- Peter Wright 1017 anvil on wood stand
- Craftsman 10 drawer rolling tool box
- 5 drawer rolling work bench
- 18 & 36 drawer stocked bolt bins
- Amrox 8in. double stone grinder on stand
- Sears Craftsman 8spd. drill press
- Sears Craftsman 10in. table saw
- (2) Craftsman shop vacs
- Shop built 12 ton shop press
- Belt/disc sander on stand

- Dewalt 20volt Sawzall & Dewalt 18 volt 1/2in. impact & other cordless tools
- Milwaukee & Craftsman 4in. angle grinders
- Lincoln 12 volt grease gun
- Craftsman soldering gun
- Porter Cable sawzall
- Ryobi 14in. cutoff saw
- Werner & Louisville ladders
- Several workbenches & welding tables of various sizes
- Mac Tools air hammer
- Quantity of log chains
- Assortment of long handled tools
- Large selection of highly quality of hand tools including Craftsman & other name brands

ANTIQUE & HOUSEHOLD ITEMS

- Oak 3 drawer dresser w/ hanky drawers, candle shelves & mirror
- Oak 3 drawer wash stand w/ towel bar
- Walnut wash stand
- Wicker sewing rocker
- Oak parlor chair
- Vintage childs school desk
- Small glass front display case
- 51in. custom made S-roll top desk
- 34in. 1 piece lawyers style book case
- Small amount of farm toys
- Sligh wall clock
- Maytag Commercial washer & Maytag Bravos electric dryer
- Sony 42in. flat screen TV
- Floral & mauve chairs
- Tan 3 cushion sofa
- Wrought iron 4 tier glass shelf
- Ethan Allen drop front 5 drawer secretary desk
- 64in. 4 glass doored china hutch
- Modern wash stand
- Modern 10 drawer dresser w/ mirror
- Pro Form XP tread mill
- Charbroil gas grill
- Quantity of glassware & kitchenware



AUCTIONEERS NOTE: Make plans to participate in this upcoming Central Iowa Estate Auction for the late George Hahn. Mr. Hahn was well known in the area for being a very particular caretaker of not only his real estate but his tractors and other personal property. We look forward to seeing you at the real estate and equipment inspection on **Wednesday, July 3, from 9 AM-2 PM**, you will not be disappointed in what you see! 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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