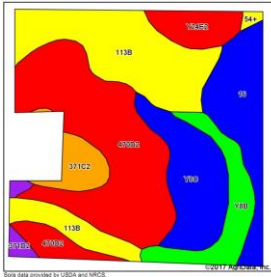


# LAND & HOUSEHOLD AUCTION

**66162 – 740<sup>th</sup> Street ~ Massena, IA 50853**

**Saturday, June 3, 2017 ~ 11:00 am**

From Hwy 148 & Hwy 92 go 1 mile west & ¾ mile north on 740<sup>th</sup> Street



**Tract 1**  
**Cass County**  
**Massena Township ~ Section 28**  
**37 acres m/l**  
Brief legal description: NW1/4 NW1/4

4.94 CRP acres: \$149.00/acre  
Contract ends 9/30/2019

14.25 CRP acres: \$159.45/acre  
Contract ends 9/30/2020



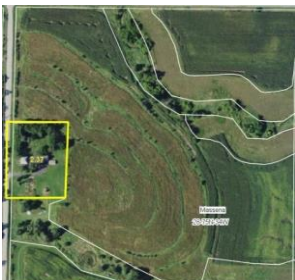
Cropland acres: 12.92  
CRP acres: 19.19

Average CSR2: 60.4

Corn Base: 12.55 \* Corn yield: 135

Soybean base: 0.37 \* Soybean yield: 38

**Household items 11:00 am ~ Land & Acreage approximately 12:30 pm**



**Tract 2**  
**Cass County**  
**Massena Township**  
**Section 28**  
**3 acres m/l**  
Brief legal description: N1/4 NW1/4 Parcel A



**House has new roof and new siding with detached 2-car garage (30' L x 24' D)**

**To view the house, contact Shirley 712-779-0721**

**Sale Procedure:** Land will be sold at auction to the highest bidder on day of sale. Final sale price will be highest bid X 37 m/l for Tract 1 and Tract 2 will be sold in its entirety. Seller reserves the right to refuse any or all bids. Successful bidder will pay 10% earnest money on the day of sale to be held in escrow by Cambridge Law Firm Closing Agent. Balance is due and payable at closing on or before July 15, 2017.

**Buyer will receive full CRP payment for 2017 ~ Land Possession: 3/1/2018 Acreage Possession: 7/15/2017**

Information provided herein was obtained from sources deemed reliable, but neither the Auction Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. Property is being sold AS IS. Any announcements made auction day by the Auction Company will take precedence over any previous printed materials or oral statements.

## Household

Chest freezer \* Refrigerator \* Speed Queen washer & dryer \* Trash compactor \* Gas stove \* Kitchen table w/4 chairs \* Dining table w/6 chairs \* Silver plated silverware w/chest \* Dishes \* Hide-a-bed couch (queen) \* (2) Recliners \* Coffee table, end tables \* (2) Lamps \* Blonde chest of drawers \* (2) Old dressers \* Dresser \* Chest of drawers \* Bed (single) \* Metal bed \* Sewing machine stand \* (2) Typewriter stands \* (3) Cosco carts \* Computer desk \* Metal storage cabinet \* Desk chair \* Record player \* (2) Cuckoo clocks \* Blonde nesting tables \* Folding chairs \* Card table \* Commemorative stamp & coin collection \* Afghans \* Quilts \* Rugs \* Books \* Pictures \* Puzzles (completed) \* Coronet horn & stand \* White wash stand

## Outdoor Items

Patio table w/2 chairs \* Glider \* Cub Cadet mower LT1042 \* Generator \* Mantis tiller \* Pressure washer \* 2-wheel cart \* Spreader cart (pull) \* Spreader cart (push) \* Garden tools \* Yards tools \* Charcoal grill \* (2) Tables \* Wash tubs \* (2) Sleds \* Electric fence posts \* Threshing machine

## Antiques

Oliver typewriter #3 \* Violin \* Singer sewing machine attachments \* One-wheel garden plow \* Water dipper \* Lamp base \* (2) Double candle holders \* Ceramic chamber pot \* Glass bowl \* Lewyt vacuum sweeper \* Shakespeare book \* Books \* (3) Cameras \* Iron bed (single) \* Water cream separator \* Separator bowl (complete) \* Cigar boxes \* Round floor grate \* Separator flower stand \* Toys \* Wooden blocks \* Tinker toys \* GI Joe \* Baby bed \* Wooden high chair \* Doll buggy \* Baby cradle \* Crib toy \* (4) Dolls & clothes \* Girls shoes \* Ladies shoe hook

## Antique Jars

(25) Green pint jars w/numbers \* (17) Green quart jars w/numbers \* (5) Green 2-quart jars w/numbers \* (8) Clear quart jars w/glass lids \* Unique quart & pint jars \* (3) Glass milk bottles

**Terms: Cash or good check. Not responsible for theft or accidents. Announcements day of sale take precedence over written material.**

# Shirley Stender

Closing Agent: Cambridge Law Firm 712-243-1663 ~ Auctioneers: Mark Venteicher & Tim Baier

For more information and more pictures visit: [www.massenalivestock.com](http://www.massenalivestock.com)