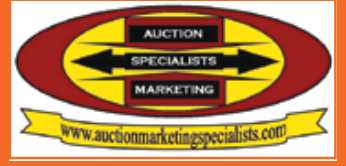


**Chuck Hardie Auction Services** Offers Approximately 80 Unimproved Acres of  
**WEST BRANCH TWP, SIOUX COUNTY, IOWA FARMLAND** At



# PUBLIC AUCTION



**Saturday, August 23, 2008**

**10:05 A.M. Farmland • 12:35 P.M. Personal Property, Machinery, Etc.**

**DIRECTIONS to FARMLAND:** From Orange City, Iowa, travel north on Hwy #K64 (Albany Ave.) 2 miles, turn left and go west 3 miles on 420th St. at the intersection of Ibex and 420th St., or from Sioux Center, Iowa, travel south 1 mile on Hwy #75, turn left and on 420th St. go east 3 miles at the intersection of Ibex and 420th St.

**DIRECTIONS to PERSONAL PROPERTY:** From Orange City, Iowa, travel north on Hwy #K64 (Albany Ave.) 1/4 mile on east side.

## **FARMLAND: 10:05 a.m.**

**LEGAL DESCRIPTION:** The East One-Half (E½) of the Northeast Quarter (NE¼) of Section Twenty-three (23), Sioux County, State of Iowa.

**GENERAL DESCRIPTION:** In the offering is an outstanding 80 Acres of farmland in West Branch Township. The Sioux County FSA shows approximately 75.6 cropland acres, with a 66.22 CSR. The soil types are predominately Galva and Primghar silty clay loams with sprinkles of Afton, Radford, Judson, and Ely silty clay loams.

**This farm is located very close to two excellent communities, with strong grain and livestock markets. This land would make an excellent addition to an existing farm, as this is one of the better 80's in this township. If you want to buy good farmland, you need look no further.**

**TERMS:** Purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title before November 1, 2008. This property is sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The current annual taxes are approximately \$1176. The sellers will pay all taxes up to date of possession on approximately November 1, 2008. Descriptions and information are from sources deemed reliable, however, neither the Seller nor Auctioneer are making any guarantees or warranties, actual or implied. Property sold "as is", inspect to the extent deemed necessary and rely upon your own judgment when bidding. This sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previous written terms. Check out our website at [www.chuckhardieauctions.com](http://www.chuckhardieauctions.com).

## **FARM MACHINERY: 12:35 p.m.**

Farmall #300 Tractor – good rubber (12.4-38) Straight Unit, 1 Owner, Runs • Case VAC Tractor – Runs  
 Farmall Regular w/cultivator – As Is • 10' Straight Disc  
 Farmall Regular – Parts Only • Case Vac Tractor – Parts  
 New Idea Manure Spreader – Ground Driven (Rough)  
 2 Sets Farmall Rear Wts. • Horse drawn Plow – Single  
 McCormick Deering #7 Horse drawn Mower (No Sickle)  
 Massey Ferguson Riding Lawn Mower – Hydro, 14 H.P., 36" Cut  
 & Front Snow Blower • McCormick Corn Sheller – Crank  
 Ranch King Riding Lawn Mower – 16.5 H.P., 42" Cut  
 Several old Steel Wheels • Hen Nesting Unit • Chicken Feeders, Waters, Etc. • Port. Air Compressor • Grease Guns  
 2 Handyman Jacks, Shovels, Rakes, Saws, Milk Cans, MORE



## **HOUSEHOLD, ETC.**

- Frigidaire Ref/Freezer (White)
- Whirlpool Elec Stove
- Large Dresser w/Mirror
- 3 Piece Blonde Bedrm. Set – Bed, Vanity, Dresser
- Oak Desk Chair
- Walnut Grandfather Clock • Floor Lamps
- Candy Dish • End Tables • Many Pictures
- Nic Nac's • Vases
- 220 Window Air Cond.
- Berber Carpet – 12'x15' (Like New) • Walker

**AUCTIONEER'S NOTE:** This is just a partial listing. There are many old and exquisite pieces. Please come early to look the many nice items over.

## **ANTIQUES, COLLECTIBLES**

- Wooden Butter Churn on Stand – Wooden Paddles • Kerosene Heater
- Cherry Dining Room Set - Dining Table w/1 leaf and 6 Chairs, buffet & Corner Hutch
- Hobart M. Cable Player Piano – Approx. 75
- Piano Rolls • Oval Table • Cream Cans
- Hoosier Cabinet w/Flour Sifter • Lanterns
- South Bend Gas & Wood Stove – Cast w/ Enamel Surface (Sharp) • Coal Buckets
- Rocking Horse – Very Old, Good Condition
- 4 Oak Chairs w/Cane Seats • Oval Mirror

## **More Pictures on Website**

- New Home & Singer Sewing Machines (Treadle) • Children's Highchair (Wooden)
- Oak Rocker w/Pad • Children's Blocks
- Infant's Swinging Cradle • Large Chili Pot
- 3 Piece Bedroom Set – Full Bed, 3-Drawer Dresser w/Mirror & Commode • 4 Drawer Dresser w/Mirror • Roy Rogers & Trigger Set
- Old Crocks & Jugs (Western, Ruckles, etc.)
- Maytag Wringer/Washer – Red
- Adv. Cans – Little Boy Blue, Bon Ami, More
- Medicine Bottles, Enamel Pitcher, Tobacco cans, Enamel Tea Pot • Guitar – Colonial • DeLaval Cream Separator • Children's Ironing Board • 2 Children's Strollers • Buggy Seat • Nehi Wooden Bottle Case, Peach Boxes • Several Egg Baskets, Egg Crates, Children's Toys – Refrigerator, Dolls, Stove, & Misc.
- Bird Cage w/Stand – Wooden • Candy Dish
- Children's Barn • Several Sets of China
- Wooden Clothes Dryer • Room Rugs • Many Handmade Quilts & Blankets • Many Children's Books – David Copperfield, Donald Duck, History's Greatest Wars, Pinocchio, Lord's Prayer, **Many More**



**MARGARET REEKERS ESTATE, Owner**  
**ARIE REEKERS & SHIRLEY HAUPERT - EXECUTORS • PH: 712-870-1285**  
**JOHN L. RENSINK, ATTORNEY FOR THE ESTATE & HEIRS**

# **Chuck Hardie Auction Services**

[www.chuckhardieauctions.com](http://www.chuckhardieauctions.com)

712-378-3232  
 712-540-9990 (Cell)

Not Responsible for Accidents • Clerk: CHAS • Lunch Wagon on Grounds

23 W. 2nd Street • KINGSLEY, IOWA • Darrell Scott - 712-208-0003 & R.K. Welander - 515-230-3000