

**OUTSTANDING ACREAGE W/14 ACRES  
ALSO HOUSEHOLD, TOOLS & ACREAGE EQUIP.**

# PUBLIC AUCTION

## Saturday, Aug 6th @ 11:00 AM

**27951 C60, Hinton, IA • Just 1/2 mile East of Hinton on C60 • Acreage will sell @ 11:00 AM**



**General Description:** This is an absolutely gorgeous acreage that is turn key ready. It has a 1993 Split-level home. 4BR, 3 1/2 Bath with 1,518 SF on the main floor, oak cabinets, pantry, laundry off kitchen, appliances, patio door to large composite two level deck w/hot tub, vaulted ceiling, lots of windows(new in 2013). Full walk out finished basement, stone gas FP, huge family room, sports room w/bar, large storage room, bath w/whirlpool tub, utility room & concrete patio. 2 car garage w/large storage room and lots of concrete outside for parking. Covered concrete porch entrance. Gorgeous landscaping & evergreen trees throughout. A huge, very private back yard with a nice bricked fire pit area. There is a 42'x 80' steel storage/livestock building w/attached 24'x 24' heated shop w/stool & sink. Concrete pens inside & out, 2 bulk bins, 3 pastures w/high tensile fencing. Geo Thermo heat, Marathon water heater, Softener, filtered water, drilled well, vinyl & brick siding. Septic inspected and passed.

**Taxes:** Approximately \$3,494

**Terms:** Buyer will be expected to pay 10% of the purchase price on the day of the sale and sign a real estate contract agreeing to pay the unpaid balance on delivery of clear and merchantable title. This property is sold without buyer contingency of any kind. Financial arrangements must be secured prior to bidding. Possession will be given upon final settlement. Taxes will be prorated to date of final settlement.

The information provided herein is believed to be accurate however neither the Seller or Auction/Broker are making guarantees or warranties. Buyers are encouraged to research and inspect property prior to auction. Property will be sold "as is" and all announcements made day of sale shall supersede any written terms. Sale will be subject to owner's approval.

### Household, Tools & Acreage Equip. will sell @ 12:00 Noon



#### Household

Hide-a-Bed full size sofa  
DR table 4/chairs & leaf  
Roll top desk  
Story & Clark console piano  
King iron rod BR set w/dresser & (2)night-stands  
Curio cabinet  
full mattress/box spring set  
chest of drawers  
Hotpoint fridge  
full size chest freezer  
bookcases  
oak coffee & end table  
TV stand  
(3)desks  
(2)bar stools  
Xmas trees  
holiday decorations  
weight bench  
exercise bike  
home gym  
deck furniture  
SS Charbroil 4 burner grill  
Xmas lights & decorations  
old electric football/basketball games  
(2)Iowa Ducks Unlimited prints  
etc.

#### Acreage & Livestock Equip, Tools, Lawn & Garden

IH H w/Arts way belly mower  
OMC 332 skidloader 52"bucket  
Suzuki King Quad 4x4 w/15gal sprayer  
Grasshopper 623 0-Turn w/52"deck 94 hrs  
48"lawn aerator  
42"lawn sweep  
36"lawn roller  
lawn spreader  
lawn cart  
30gal. 12v trailer sprayer  
Snowco aluminum 2 wheel trailer w/ramp gate  
Craftsman 2550PSI 6.75Hp power washer  
Coleman 4000w gas generator  
mini tiller  
(2)portable compressors  
air tank  
10"mitresaw  
10"tablesaw  
8"bench grinder  
DeWalt 12"mitresaw  
DeWalt chopsaw  
Briggs 3.5Hp ground packer  
100,000BTU space heater  
(2)Dbl head halogen lights  
40'of tool hanging track  
elec. cement mixer

14"chainsaw  
10'alum stepladder  
10'ext ladder  
4' & 6'stepladders  
grooming chute  
cattle gates  
Rd bale feeder  
wood & steel posts  
gas post digger  
misc lumber  
fence stretcher  
post ponder  
electric fencing & supplies  
elec fences  
(2)oval water tanks  
bull float & broom  
wheelbarrow  
car ramps  
jack stands  
log chains  
gas string trimmer  
yard & garden tools  
16gal shopvac  
saw horses  
ext cords  
hand sprayers  
floor jack  
ratchet straps

creeper  
metal shop desk  
pickup toolbox  
oil barrels & pump  
gas cans  
3/4"socket set  
sawsall  
hand tools  
wrenches  
drywall tools  
pipe wrenches  
hand planes  
belt sander  
drill bits  
jigsaw  
stapler w/staples  
worm drive skilsaw  
router  
framing & finish nail guns  
roto zip  
2' & 4' levels  
T squares  
electric wiring  
nails  
bolts  
lag bolts  
hose clamps & much more.

**Note:** These items are in excellent condition. Not many misc. household items so please be on time.

**Terms:** Cash or check. Must have photo I.D. to receive bid number. Not responsible for accidents.



# Diane & the late Curt Schoenrock Owner

32379 280th St.  
Merrill, IA 51038

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

**For More Info Call:**  
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