

REAL ESTATE & BUILDING, SEMI, TRAILER, PICKUP, TOOLS, ETC

LIVE/Internet Public Auction

FRIDAY JUNE 9, 2023 - SALE TIME 10:30 AM

Address: 112 East 2nd St., Kingsley, IA 51028

ONLINE BIDDING BEGINS: JUNE 1, 2023

**OPEN HOUSE: SATURDAY JUNE 3, 2023 FROM 9-11:00 AM or
TUESDAY JUNE 6, 2023 FROM 5-7:00 PM or by appointment**

Visit iowauctiongroup.com website to bid on our Proxibid platform

Real Estate/ Building: This structure was built new in 2019 consisting of 1,680 sq. ft., (24'W x 70'L). The door opening is 16'W x 14 H with Liftmaster electric door opener, partially cemented, wired with lights and outlets. Side walk in door, city water with sewer hookup available. The lot is "L" shaped with the East property being 75' frontage x 60' deep and the West property being 75' frontage x 100' deep with both being rocked or cemented. The possibility for expansion or other structures is endless.

Legal Description: N 60' of Lots 7-8-9 and all of Lots 10-11-12, Block 10 to the town of Kingsley, Ia.

Terms: The buyer will be expected to pay 10% of the purchase price down the day of the sale and sign a real estate contract agreeing to pay the balance on or before June 30, 2023 at which time the seller will furnish the buyer with a Warranty Deed and an Abstract of clear title **Taxes:** The seller will pay all of the taxes up to June 30, 2023 and all prior taxes. The net taxes per year are \$676.00.



THE BUILDING WILL BE SOLD APPROXIMATELY AT 11:00 AM

The following is a brief description of the items to be sold on the Live/Internet Auction Starting at 10:30 AM

2006 International "Eagle" semi, Caterpillar C-15 engine, 475 HP, Eaton 10 speed, air ride, dual aluminum fuel tanks, air slide 5th wheel, 295/75 x 22.5 tire, VIN 2HSCNSCR17C396275, (Recent major engine repairs in 2020 with a four year warranty), 702,000 miles (running daily), repairs at 489,500 miles.

2022 Wilson DWH650B Pacesetter Black Grain trailer, tandem axle, 43' x 96" x 66", ag hoppers, manual gate and roll tarp, Hendrickson air ride suspension, 295/75 x 22.5 tires, VIN 1W1K44327P7724373. One owner and low mileage.

1995 Chevy Cheyenne 2500 4x4 pickup with Northman snow plow

2007 enclosed single axle cargo trailer

Die Hard 6/12V battery charger

Lug-All cable winch, Propane convection heater

Pittsburgh Forge 3/4" socket drive set w/accessories

Mr. Heater propane forced air heater

Roughneck oil drain caddy

DeWalt 1/2" HD impact wrench, DW291

Kobalt air tool set: 1/2" impact wrench and sockets;

3/8" air ratchet and accessories, air chisel with accessories (Nice set)

Tools, wrenches, filter wrenches, handyman jack, hyd jacks, extension cords, truck and vehicle tires, Ratchet Master set, diesel fuel treatment, log chains Misc. hand tools, gas cans, steel shelf unit



Auctioneers Note: Doyle and Jayne are retiring and gave us the privilege to sell their Real Estate/Building and merchandise. You know that everything is in tip top condition if owned by the Vondrak's. **Terms:** All merchandise, other than the real estate, will be paid by cash, good check or credit card (3.5% convenience fee will be applied). No buyer premium for successful online buyer of the real estate but all other merchandise bought through the internet will be charged a 4% buyer premium. Nothing to be removed until settled for. Not responsible for accidents or theft. Don't forget the Open Houses prior to auction day.



DOYLE AND JAYNE VONDRAK

OWNERS
712-870-4630

SEE OUR WEBSITE FOR PICTURES

www.iowauctiongroup.com



Iowa Auction Group

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