

SUTHERLAND PERSONAL PROPERTY & AUTOMOBILE AUCTION

Thursday, September 9, 1993

Sale Time is 5:00 P.M. (Afternoon Auction).

LOCATION: 511 Main Street, Sutherland, Iowa. From Car-Go Express, 1 block east & 1/4 block north. Auction Signs will be posted. G & H Chuckwagon on grounds.

MARY MEHRENS ESTATE, OWNER
Also items consigned from Ann Larsen
Estate, Paullina, Iowa.

AUCTIONEERS: Todd Hattermann,
Paullina, Iowa 51046, Phone: 712-448-2318
and Rich Vander Werff, Sanborn, Iowa 51248,
Phone: 712-729-3264.

FOR COMPLETE LISTING, SEE SEPT. 2 ISSUE OF NW IOWA PEACH,
PAULLINA TIMES OR SUTHERLAND COURIER.

Open September 1



The Wild Rose, Inc.
Fine Arts & Handcrafted Gifts
517 Cayuga Street
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Phone 712-732-5645
Handcrafted by Western Iowans!

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The medical practice of Dr. Don Gebers, D.O.

Patients now being accepted

- * Medicare assignment accepted
- * Clinic located on the 2nd floor
of Sioux Valley Memorial
Hospital in Cherokee

Call 325-6265 for appointments.

FOR SALE

FOR SALE: Large weekly
supply of PIC feeder pigs.
Cambro 15 sow-405 boar
group from 300 head to 1500
head. Kuehl's, 1-800-548-
2343 or 712-448-3843.
T & P39cTfn

FOR SALE: 1969 Ford
1/2 ton, 6 cyl., 4-speed,
power steering, sound truck.
712-448-2742.
T46p2 & P47p2

FOR SALE: JD 6600
Combine, air, hydro, new
concaves, rasp bars and belts,
3200 hours, excellent condi-
tion. 712-448-2789.
P48c2

SERVICES

SERVICES: CARPET
DIRTY? Steamway Carpet
Cleaners, Paullina, Iowa. Jim
Fritz, 712-448-3666, call
collect.
P25cTfn

MARK YOUR CALENDAR NOW!

For the Paullina
Craft Show
8:30 a.m. - 4:00 p.m.
Saturday, October 23
Paullina American
Legion Building
For Information, Call:
712-448-3627.
T & P45, 48 & 51c3

WAR SOUVENIRS WANTED:

World War II, German and
Japanese medals, uniforms, flags,
knives, helmets, guns, etc. Top Cash
Paid!
Call collect: (712) 448-3868,
Paullina, Iowa.
P52cTfn

WANT TO BUY: Offset
disks: Miller, Kewanee, Bush
Hog, J.D., I.H., etc. 712-676-
3584 or 712-263-6888.
P43p7



Thursday, September 23, 1993

Sale Time is 10:00 A.M.

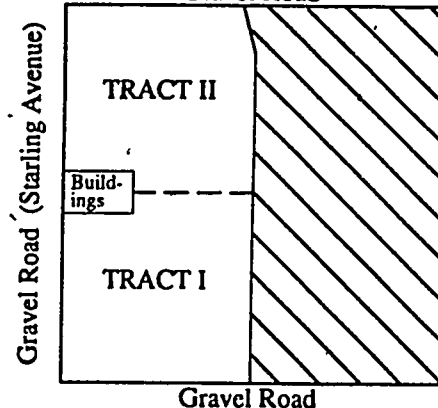
(MORNING AUCTION)

317.87 ACRES MORE OR LESS OF HIGHLAND TOWNSHIP, O'BRIEN COUNTY FARMLAND

LOCATION: The farm will be sold from its location. From Gaza, IA, 1 mile south; or from Paullina, IA, 5 miles east and 1 mile north; or from Sutherland, IA, 4 miles west and 2 miles north; or from Primghar, IA, 5 miles south and 2 miles east. Auction signs will be posted on premises. Rural address is 4458 Starling Avenue.

GENERAL DESCRIPTION: Selling will be 317.87 acres more or less of improved farmland. The farm currently has 239.5 crop acres, approximately 66 acres of permanent pasture and approximately 12 acres of building site and roads. The soil types on the tillable acres are comprised of Marcus, Galva, Sac and Primghar series of soil. These are all clay loam sub soils and have 7 inch top soil depths. They are among the best in O'Brien County. The Corn Suitability Ratings on these soils range from 80 to 68 with the average CSR on the tillable acres of 72.10. The farm has an ASCS Corn Yield of 122 bu. and it has an ASCS Corn Base of 125 acres. According to actual production history for hail insurance, the farm has had an average 10 year yield of 140 bu. corn and 47 bu. beans. The tillable acres are level to gently sloped. They are clean and are in an excellent state of productivity. The permanent pasture is fenced. Dry Run Creek runs through the permanent pasture for water supply and the pasture is primarily blue grass. Overall the permanent pasture is level. The buildings on the property include a two story dwelling with approximately 1700 sq. ft. on two levels. The main floor of the dwelling has a kitchen, a dining room, a living room and a den. The second floor has four bedrooms, as well as a full bath. The dwelling has a full cinder block basement with a rewired 100 amp breaker box, a Lennox pulse high efficiency gas forced air furnace and a Ruud 30 gallon gas water heater. The dwelling has crown molding, french doors, varnished wood work, narrow oak hardwood floors, open stair case and very nice built in buffet in dining room. The house has had good care. Other buildings include a 24 ft. x 28 ft. garage with concrete floor, a 27 ft. x 40 ft. corn crib, a 24 ft. x 60 ft. machine shed, a 50 ft. x 50 ft. barn, 2-3250 bu. government grain bins, a 24 ft. x 72 ft. hog house, as well as other smaller bins and buildings. The building site has been well maintained and is neat.

SECTION 33 Gravel Road



LEGAL DESCRIPTION: The West Half (W 1/2) of Section Thirty Three (33) except that portion lying east of the former Illinois Central and Gulf Railroad all in Section Thirty Three (33), Township Ninety five (95) North, Range Forty (40) West of the 5 P.M., Highland Township, O'Brien County, Iowa, containing 317.87 acres more or less.

METHOD OF SALE: This farm will be offered in two separate tracts. Tract I will comprise the South Half of the farm including the building site. The acreage on this will be approximately 163 acres. Tract II will consist of the North Half of the farm, less the building site and will consist of approximately 154.87 acres more or less. The farm will be offered as choice of Tracts I or II. It will then be combined as a unit and sold to the highest bid and/or bidder. In the event the farm is sold in two separate tracts, surveys and separate abstracts will be provided by sellers.

TERMS: Fifteen percent down on the day of the auction. Balance will be due on March 1, 1994. Abstracts will be continued to date and clear and marketable titles will be furnished by sellers. Buyers will be asked to enter into written agreement specifying these terms on the day of the auction. Attorney for the sellers is Mr. Hubert H. Schultz, Schultz and Green Law Firm, Primghar, Iowa.

REAL ESTATE TAXES: The sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 1994, as well as all prior taxes. The current net real estate taxes on this property are \$4,462.00 per year. The property has a mill levy of 19.10824 and is located in the South O'Brien-Sutherland Community School District.

POSSESSION: March 1, 1994. House and some out buildings negotiable prior to closing.

INSPECTION: The farm land and out buildings are available for inspection at any time. To inspect the interior of the dwelling, please contact Paul and Chris Mathern at 712-757-1488.

For additional information contact the auction company at the phone numbers listed below. Information packets, including aerial photo, soil map and other pertinent information are available upon request.

AUCTIONEER'S NOTE: We are pleased to be handling this auction for the Mathern Family. The farm has been in the family for over 100 years and this auction represents a once in a lifetime opportunity to purchase excellent farm land, as well as good permanent pasture. The building site also is neat and has been well maintained. Make plans today to attend this auction.

NOTE: The property is being sold "as is". While every effort has been made to insure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the sellers or their agents concerning condition of the property, corn bases, corn yields or other supplied information. All prospective purchasers are encouraged to inspect and verify all information provided herein. Any announcements made the day of the auction will supersede this advertisement.

Sale Arranged and Conducted by:

AUCTIONEERS
Sanborn, Iowa 51248
Phone: 712-729-3264 office
712-729-5912 mobile
712-729-5676 Fax



• • MATHERN FARM, OWNERS • •
c/o Carl Mathern
Sutherland, Iowa

AUCTIONEERS:
Rich Vander Werff, CAI
Sanborn, Iowa 51248
Phone: 712-729-3264

Todd Hattermann
Paullina, Iowa 51046
Phone: 712-448-2318

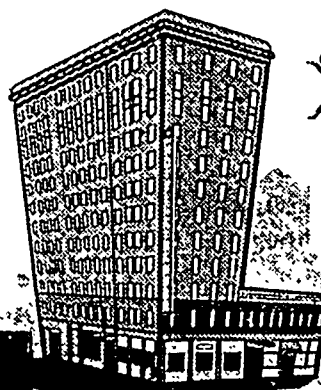
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WANTED

NOW TAKING
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nurse for 11 p.m. - 7 a.m.
shift. Wide View Rest Home,
Paullina, 712-448-3455.
T & P9cTfn

HELP WANTED: Up to
four weeks. Install equipment
in new building. Call 712-
376-2458.
T & P47c2

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