

LAND AUCTION

— LOCATION —

38098 State Hwy. H

GRAHAM, MO.

WATCH FOR AUCTION SIGNS.

SATURDAY
NOV. 3
10:00 A.M. 2012

REAL ESTATE – Sells at 12:00

160 Acres M/L Of Rolling Nodaway County Farm Land with 3 Bedroom Home.



LOCATION: 4 miles east and 2 miles south of Graham, MO. 3000 bu grain bin with floor and 48' x 32' open front machine shed. Farm is presently in corn/soybean rotation with approx. 120 acres being tilled. 10 Acres of timber located in South east corner provides abundant deer and turkey habitat. **LEGAL DESCRIPTION:** The Northwest Quarter of Section Twenty-two (22), Township Sixty-two (62), Range Thirty-six (36), in Hughes Township.

REAL ESTATE TERMS: 10 percent of purchase price day of Auction and enter into contract of Sale. Balance and Possession in 30 days. All 2012 and prior property taxes paid by seller. Property and dwellings sell as is where is. All inspection to be completed before sale day. Have finances in order and come prepared to buy.

To view real estate contact **Bill Brookshier-660-582-1245, or Janice Gard 660-939-2256.**



HOUSEHOLD: Whirlpool side-by-side refrigerator/freezer w/water & ice (white); 30" elect. range; 2 compact deep freezers; GE washing machine; Whirlpool elect. dryer; 60" modern oak dining table w/(2) 18" leaves & 6 matching chairs; 56" depression era buffet; Small wood desk; Wood office desk; Office chair; 25" Philips TV w/remote; DVD player; 8-track player; Entertainment center; La-Z-Boy 3-cushion hide-a-bed couch; La-Z-Boy recliner; Elect. lift recliner; Boombox; Queen size bed w/modern brass headboard; 5-drawer dresser; Matching dresser & chest of drawers; Blonde 3-piece Queen size bedroom suite; Duncan Phyfe table; Set of 4 wood chairs; Brother sewing machine & cabinet; Hoover vac; Dirt Devil vac; 2 alum. folding tables; 24" x 16" floor safe; 4-drawer & 2-drawer file cabinets; Lots of office supplies; Wood wardrobe; Child's booster seat; Child's table; 2 child's folding chairs; Wood baby bed; Traveling wheelchair; Invalid walkers & others; Step stool; 2 floor fans; Other fans; humidifier; 8 flats of VHS tapes (lots of westerns); Country western cassettes; Paperback books; Puzzles; Modern kid's toys & books; Luggage; Blenders; 2 elect. skilllets; Mixer; Deep fat fryer; Iron; Microwave; Coffee pot; Knife sharpener; Corningware dishes (16 set); Brownstone dishes; Canister set; Knife block; Pots & pans; Mixing bowls; Tupperware; Utensils; Dehydrator; Clocks; Pictures; Many other household items; Wood upright heating stove (usable); Metal lawn chairs; Wood porch swing; Yard swing; Trash cans; Lots of yard ornaments; Cement bird bath; Bird feeders; Gas BBQ.



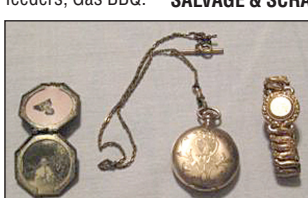
seats; Coolers.

ANTIQUES & COLLECTIBLES: Fortuna Gold pocket watch & chain w/"Terry" engraved; 22" high Oak whiskey barrel; 5-hanger coat rack; Eall quilt rack; Kerosene lamp; Approx 100 Bear figurines; Several stuffed bears; John Deere collectible cups & 2 figurines; Talking Lion cookie jar; Cast iron skillet; 3 green maple leaf mixing bowls; Cracker jar; Small drop leaf table; Claw footed organ stool; Red bulls eye lamp; Oak collapsible high chair/rocker (needs spindles/stripped); Square trunk; Jerry Litton plate; Spice rack; Tin toys; Toy spurs; Secret Sam toy; Toy planes & guns; 30+ cloth seed sacks; Cream can sprinkler can; Cast iron lard kettle; Nourse tin grease can; Ice tongs; Horse-drawn drill; Hand garden plows; 2 pitcher pumps; Single trees; Small Coke bottles; Wood ammo box; Bench mount corn sheller; 3 cast iron JD planter box lids; Others.

SHOP & FARM ITEMS: Dixon ZTR 4421 Lawn Mower; Sanborn upright air compressor, 6 1/2-hp; 5" bench vise; Ace tap & die set (1/2" down, NC & NF) Gear puller; Air bubble; Hyd. jack; Craftsman 1/2" socket set; Hand wrenches; 3/8" impact; 3/8" & 1/4 sockets; Pliers; Nails; Screws; Drill bits; 4" disc grinder; Other misc. tools; 6' fiberglass ladder; Skil saw; Shop vac; Livestock tank propane heater; Log chains; Steel posts; Panels; 1,000 bushel grain bin, to be removed (no floor); 2-wheel 7' x 12' trailer (no title); 24" wire dog pen.

SALVAGE & SCRAP IRON: 1947 John Deere B tractor (restorable); JD 2-row cultivator; 1950 F2 pickup (good body, restorable); 1965 Ford 2-ton truck, hoist (need motor & bed); 8" 3-pt. blade; Wizard 14-hp riding mower; JD 444 corn head; Pop-up bale loader; 110-gal. sq. pickup fuel tank (no pump); Grain auger; Trailer frame; 3-section TV tower; 3 barrels small scrap iron; Pile of loose scrap iron; Pallet of batteries.

GUNS & FISHING: Winchester model 74-22L semi-auto rifle; Springfield Model 187M 22 cal. semi-auto rifle; Remington Target master model 510 single shot .22 cal. rifle; Savage model 120 series A single shot .22-cal. rifle; Sears model 10313 bolt action .22-cal rifle; Marksman air pistol; Case hunting knife; Fishing poles; 5 tackle boxes; 2 padded swivel boat



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For info go to www.colbill.com or contact Auctioneers or **Janice Gard 660-939-2256.**

PERSONAL PROPERTY TERMS: Cash or good check. Photo ID required. Announcements made day of Auction take precedence over all advertisements.