



L.L. STEWART INC.

Professional Real Estate and Auction Services

2016 Brackett Ave. Eau Claire, WI 715-834-6664

REAL ESTATE AUCTION 120 ACRE FARM

S9334 COUNTY ROAD V, AUGUSTA, WI

SATURDAY - MARCH 13, 2010, 11:00AM

**Open For Inspection - Sunday, March 6,
12:00 - 2:00 & 2 Hours Prior to Auction**

Owners are retiring from the farm and have purchased a business out of the area. A real opportunity to purchase a very nice home and excellent farm land and woods. Offered by motivated sellers.



This property will be offered complete and in 3 parcels:

PARCEL 1) 3 BDRM, 2 BA, walk-out lower level, custom built in 2000 with 2.5 acres; Very nice; Revised CSM; Title transferred by Warranty Deed, **TERMS:** \$10,000 Earnest Money to be paid with signed WB11 Residential Offer to Purchase day of sale, No Contingencies, close on or before April 15, 2010. **PARCEL #2)** Approximately 73 acres, majority very good silt loam cropland, balance woods and creek area, include barn & 20,000 Bu grain bin w/ auger. Excellent financing available by owner on parcels 2 & 3. Home sale will be cash on closing with any financing needed, to be pre approved. Qualifies for \$8,000 or \$6,500 credit; **PARCEL #3)** Approximately 44 Acres of excellent level silt loam crop land, excluding road. This land provides exceptional yields.

TERMS: Parcels 2 & 3 - \$20,000 Earnest Money per parcel (nonrefundable) to be paid day of sale together w/ signed approved Wisconsin FARM and/or LAND Offer to Purchase. Financing on each parcel is furnished by Land Contract with Owner, as follows \$50,000 paid (incl. Earnest Money) at closing on or before April 15, 2010, Balance payable monthly, amortized over 20 years, balloon 10 years, interest rate 5% for 5 years, then 1% below normal bank rate adjusted annually, or other terms acceptable to Seller. 10% Buyer Premium will be added.

TRACTORS & EQUIPMENT:

TRACTOR: JD 4455D w/ 3 dual hydraulics, ps, radar, 18.4-42 radials, near new duals, just completely cleaned & serviced by dealer, Excellent tractor.

COMBINE: JD 9400 Big Engine w/ monitor, hydro drive; JD 915 Grain flex head, JD 213 Grain flex head, JD 444 Corn head, just checked and cleaned by dealer; nice unit.

EQUIPMENT: JD 7200 Zonetill Planter w/ 250 monitor; Parker 510 grain cart w/ extension and corner auger; Demco 500 gal chemical cart; MN 12 ton tandem wagon w/ heavy wood flat rack; Farm fans AB/CF 150 grain dryer; 2 Westfield 72'x8" augers on trans; Westfield 41x8" auger on trans; Farm King 12'x10" auger on trans (near new); Fertil 130'x10" auger w/ hopper; Century 500 gal. saddle tanks w/ 3 pt. 20 ft. booms Raven monitor; 3 -1000 to 2000 gal poly holding tanks; large steel vertical liquid fert. tank; 2 gas powered transfer pumps; Fertil 72' x 8" auger (damaged) w/ transport; Glencoe 16 ft. field cult.; Duetz/Allis 9 shank chisel plow; Misc. items; Few small items.

TRUCK: IHC 1979 50,000 GVW, gas engine, 4 x 5 trans, newer 20 ft all steel grain box, twin hyd. Rams, Shur-loc roll up tarp, an excellent unit.

CONIGNED BY OTHERS: Oliver 1855 diesel tractor w/dbl. hydr., 18.4 - 38 Rears good, fender fuel tanks; JD 2630 Tractor w/ replaced motor, 50% rubber; IHC 470 15 ft tandem axel disc; 3900 -20 Dunlap Truck, tires and rims good. Possible other consignments.

TERMS: Cash or Good Check payable to LL STEWART AUCTIONS. Positive ID required. All items sold "AS IS". Not responsible for accidents. No Buyer Premium. Announcements day of sale take precedence over any printed or verbal information. See complete info & photos @ www.llstewart.com.

LaVern "LL" Stewart, WI Registered Auctioneer #574,

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