

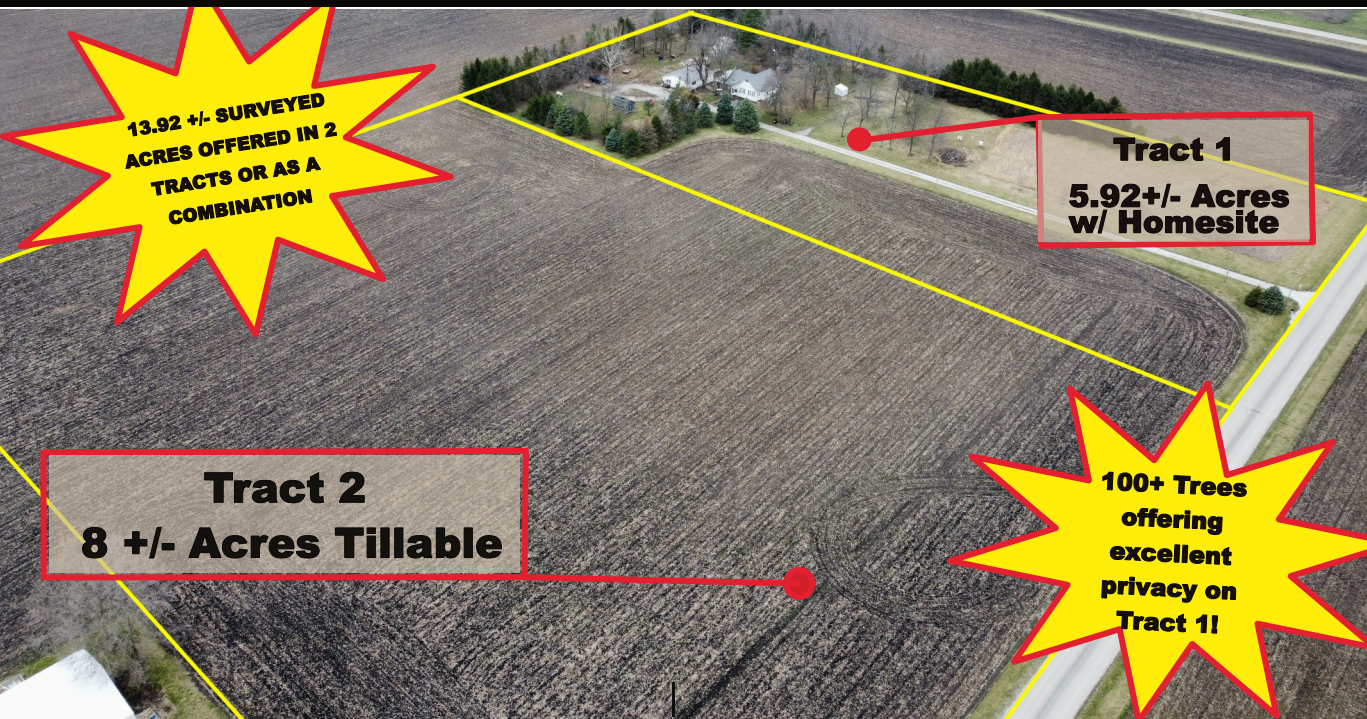
Charles Fleming

Absolute Real Estate Auction

Saturday April 13, 2024

Real Estate Sells at 1:00 PM and Personal Property at 9:00 AM

Location: 16859 N CO RD 300 E Humboldt, 61931 (Located 2 miles North of Cooks Mills,



**13.92 +/- SURVEYED
ACRES OFFERED IN 2
TRACTS OR AS A
COMBINATION**

**Tract 1
5.92 +/- Acres
w/ Homesite**

**Tract 2
8 +/- Acres Tillable**

**100+ Trees
offering
excellent
privacy on
Tract 1!**

1652 sq ft 2 Bedroom 1 Bath House, 1200 sq ft Insulated Detached Garage W/ Bathroom, and 192 sq ft Storage Shed. Homestead is on city water which is also available on Tract 2. Excellent drainage options on both parcels!



If interested in scheduling a showing, please contact John Miller

REAL ESTATE TERMS: A 10% Earnest Deposit is required on the day of auction. Balance is due at closing, which will be scheduled for on or before May 15th, 2024. This property will sell absolute to the highest bidder.

Property will be sold as is with NO contingencies. Possession will be day of closing for both tracts.

Farmland does have Open Tenancy for the 2024 crop year.



John Miller
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ANNOUNCEMENTS TAKE PRECEDENCE OVER PRINTED MATERIAL NOT RESPONSIBLE FOR ACCIDENTS, ERRORS, OR OMISSIONS.



Charles Fleming Personal Property Auction



Saturday April 13, 2024, 9:00 AM

Location: 16859 N CO RD 300 E Humboldt, 61931 (Located 2 miles North of Cooks Mills,



AUCTIONEERS NOTE: Charles Fleming's collection of quality tools, furniture, equipment, household items, and more!
There is something for everyone at this auction, be sure to bring a friend!

Truck, Trailers, Tractor, Mowers (Sell at 12, noon)

- 2017 Ford F250 Truck. Crew Cab 6.2 liter gas engine. 81260 miles. 4 wheel drive. New Tires, second owner.
- John Deere 650 2 Cyl Diesel 3 pt PTO 60" Belly Mower, front PTO 1871 hrs, 540 RPM
- Toro ZMaster 72" cut mower w/ 28hp Kohler Engine
- Grasshopper 721 D 60" Deck Diesel, 1319 hr.
- MTV 4x4 Side-by-side w/ dump-bed. Does not idle properly.
- 2007 16ft Load-Trail Flatbed Trailer. New paint.
- EZ Trail Wagon 6'x10'

Shop and Garden Tools & Equipment

- 10" Bench Saw
- Delta Band Saw
- Milwaukee Tools including chainsaw
- Milwaukee Weed eater
- GVC Pressure Washer 2400 PSI
- Stands
- Craftsmen 18 drawer tool chest
- Shop Tools including hack saw
- Assortment of sockets
- Ridged pipe wrenches
- Screw organizer
- C-Clamps
- Chisels
- Lighting, trailer lights
- Craftsmen 14" Planer
- 220 amp Electric Air Compressor
- Milwaukee Leaf Blower
- All-Weather Emergency Kit
- Craftsmen 3-Drawer cabinet
- Small Wrenches
- Handyman Jack

- Tow Straps
- Ratchet Straps
- Come Along
- Lawn Roller
- Pallet Racking
- Shovels
- Post hole digger
- Post hole drivers
- Craftsman Snowblower 21"
- Orchard Sprayer- 12 volt
- Potato Fork
- Dolmar Chainsaw
- Garden Cultivator
- Werner Extension Ladder - 28'
- Electric extendable tree trimmer
- Pruners
- Pitching Fork

Outdoor Items

- Windmill Tower
- (2) 5- Star Scooters
- Huffy Girls Bike
- Collapsible Camping Flag Pole
- 10'x10' Pop-Up Awning
- Bee Equipment and hives
- Chicken Waterer
- Minnkota Trolling Motor- 50 lb Thrust
- Ice Chests
- Walnut Cracker
- Deer Stands
- Iron Park Seat

Antiques, Books, and Coins

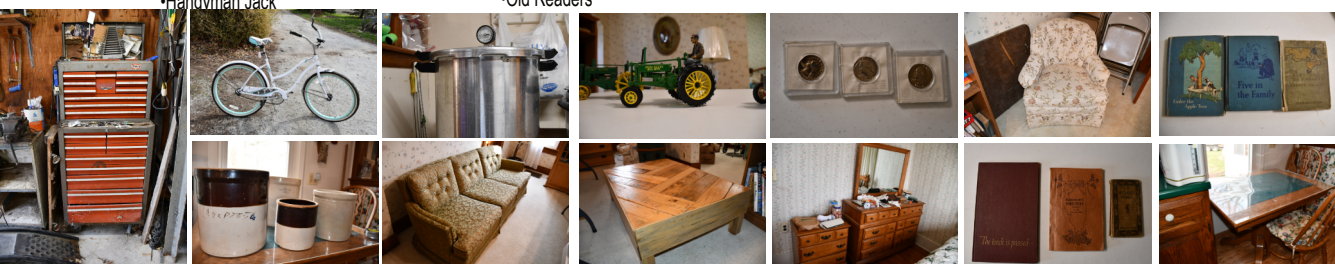
- Yellow Freight Metal Sign
- Pie Cabinet
- Buffet 26" x 45" w/ Drawer
- Tins
- 1986 Tri-County Directory
- John F. Kennedy Book
- Old Readers

- Arthur Year Books 1952 & 1954
- (3) 1969 Silver Washington Quarters w/ Case from Arcola FNB, uncirculated
- (20) 2979 Susan B Anthony Dollar Coins
- 50 State Quarters
- Peter Shetler Wagon Seat
- Collector Yard Sticks

Furniture & Household

- Glassware
- Granite Roasters
- Pyrex baking pans
- Cake Pans
- Bread pans
- Pie Plates
- Angel Food Cake Pans
- Muffin Tins
- Pallet Coffee Table
- Toy Tractors JD and Farmall
- 18 Qt. Roaster Oven
- Earthenware Crocks
- Presto Pressure Cooker
- Folding Chairs
- Lifetime Tables
- Kitchen Table w/three Leaves and 6 Chairs
- Hutch
- Cast Iron Skillets
- Maytag Washing Machine Motor
- Metal Desk
- Dressers
- Side tables
- Swivel Chairs
- Sofas
- Mirrors
- Artwork
- Lamps
- Entertainment Center

AND MORE!!



TERMS: CASH OR GOOD CHECK. THERE IS A 4% CONVENIENCE FEE FOR CREDIT CARDS. LOADER WILL BE AVAILABLE ON AUCTION DAY.



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