

SANBORN, IOWA RESIDENTIAL 205 W 3rd St,

HOME & PERSONAL PROPERTY Sanborn, Iowa ~

AUCTION

Thursday, October 1, 2015 @ 5:00 PM

Auction sign will be posted!

Personal Property to sell

following the real estate auction.



General Description: Selling will be a 2 bedroom 1 story dwelling that was built in 1918 with approx. 1,040 sq ft. The main floor consists of a kitchen with oak cupboards, a gas stove, refrigerator, built in dishwasher & microwave; living room / dining room with some oak woodwork & ceiling fan; 2 bedrooms with closets; a full bath; enclosed front porch and a back entryway with the main floor being carpeted. There is a large attic with full floor. The home has a full basement with a bathroom including shower, a Natural Gas Furnace, Rheem gas hot water heater and there is central air. The exterior has metal siding with the front porch having wood siding. The home has asphalt shingles. There is a detached single garage with overhead door and electric opener, asphalt shingles, and has recently been painted. There is also a detached double garage with metal roof.

Brief Legal Description: The W 1/2 of Lot 8 and all of Lot 9 in Block 2 of the Original Town of Sanborn, O'Brien County, Iowa. Lot size is 75' x 142'.

Open House: An open house will be held Wednesday, September 23rd from 5:30 - 6:30. If this time does not work please contact Todd Hattermann for inspection 712-348-0111.

Real Estate Taxes: The estimated net real estate taxes are \$862 per year. The taxes will be pro-rated to the buyer to the date of possession based on the current taxes. The abstract will be continued to date. Seller guarantee a clear and marketable title on the property.

Terms: 10% down at time of auction. Balance will be due at closing, on or before October 28, 2015.

Possession: October 28, 2015.

Auctioneer's Note: This is a great opportunity to purchase a nice home in Sanborn, Iowa at auction. We are pleased to offer this home on behalf of Dale Albert. Immediately following the sale of the real estate we will be selling the personal property. Thanks for your interest! Rich & Todd

Terms: This property is being sold "as-is" "where-is". Information contained within this advertising was received from sources deemed to be reliable, however now warranties are provided by the auction company regarding these. All prospective bidders are encouraged to take whatever steps necessary to satisfy themselves regarding the sizes, condition, real estate taxes and all other information provided in this advertisement. There are no warranties expressed or implied by the auction company or auctioneers. The auction company represents the SELLERS in this transaction.



Furniture

- China hutch w glass door and 2 bottom doors
- (2) Lazy Boy rocker recliners
- Magazine stand
- (2) hide a bed sofas
- Electric organ w bench
- Office chair
- End tables
- Oak dresser
- Desk
- Chest of drawers
- Vermeer oak dresser w claw feet
- Waterfall pattern cedar chest
- Double bed
- Drop leaf desk
- Wooden 4 drawer cabinet
- Formica top kitchen table
- Spoke back chairs

Snow Blower

- Ranch King 8 hp 26" self propelled snow blower w cab, good condition

Lawn Mower

- Emperor riding lawn mower

Collectibles

- Antique wooden riding horse
- Antique trunk
- Antique pictures and frames
- Cuckoo clock
- Metal match box
- 1924 & 1925 Joe's Ready Mix, Sioux Center, IA advertising calendars
- Mac's Highway Service and Grocery, Sanborn, IA advertising thermometer
- Irving Lefkow, Sanborn, IA metal advertising dust pan
- Antique lanterns
- Metal toy grader
- Carnival glass vase
- 20 gal Redwing crock

Misc.

- 4' aluminum step ladder
- 16' aluminum step ladder
- 6' wooden step ladder
- 16' wooden ladder
- Garden hose and reel
- Air compressor
- Trike
- Big Red toy wagon
- Band D hedger

- Come-a-long
- Portable air tank
- Garden tools
- Utility cart
- Lawn seeder
- Hand tools
- Table lamp
- Floor fan
- Golf clubs and bags
- Craftsman table top 3/8" variable speed drill / sander
- Tool locker tool chest
- AM/FM radio w disk player and AM/FM radio w amplifier in cabinet
- Stamina exercise bike
- Folding table & chairs
- Kitchen pots, pans, dishes, glasses, utensils, silverware, and other kitchenware
- Many books
- Police scanner
- Salt & peppers
- Knick knock items
- Clothes hampers
- Canning jars
- Many other household goods

AND MUCH MORE!

View our web site for this auction and future auctions at www.vw72.com

Dale Albert ~ Owner



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Auctioneers

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