

A nice comfortable one-story 3 bedroom house on large lot, plus personal property will be sold

at Public

AUCTION

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Sunday, April 22, 2018 @ 1:00 p.m.

Auction Location:

612 Peach St., Danbury, IA

Auctioneers' Notes:

Opal Maguire is moving and she is offering her highly –maintained nice house and very clean personal property to the highest bidder. We look forward to seeing you there!

Real Property: (SOLD FIRST)

A one-story 3 BR, 1,644 sq. ft. house with a double detached garage on a one-acre lot with a great location. All aspects of the property have been cared for at the highest level and the house is move-in ready. The original woodwork is in top condition. Go to www.iowaland.net for the complete information and details. The current annual net taxes are \$708.00 per year. This property will be shown by appointment only.

House Specifications:

Roof: 8 yrs, asphalt shingles and new sheeting; **Windows:** new in 1990 except 4 double hung with aluminum combination; **New Room** added in 2001; **Heating:** gas fired hot water, 2 years old; **Air Conditioning:** Central (1994); **Updated wiring and plumbing**; 2001 new kitchen, nice appliances included; good basement; house is in excellent condition



Terms & Conditions of Real Property Sale:

The successful bidders shall be required to pay 10% of the total purchase price on the day of the sale and shall sign a Real Estate Contract that states the entire balance shall be due and payable in approximately 30 days when the Seller has furnished an abstract showing merchantable title and gives a Warranty Deed. All real estate taxes will be prorated to the date of closing when full possession will be given. Midwestern Land & Auction, Inc., and all representatives represent the seller throughout the sale process. Any decisions or announcements made by the auctioneers on the day of sale will be final and will supersede previously given information. To inspect this property or if you have questions, please contact the auctioneers.

Pickup:

2002 Chevy LS ext. cab, 4x4, long box. 350 eng., blue, charcoal cloth interior, excellent tires, 46,130 one-owner miles



Personal Property:

Bar size pool table with slate top (7') with all accessories and cover, former coin table; 3-piece white wicker set including 2 chairs and love seat; 3-cushion hide-a-bed sofa; pair of mauve swivel rockers; pair of beige swivel rockers; Kenmore stack white washer and dryer; brown refrigerator; Formica-top kitchen cabinet; coffee table; small TV; ironing board; Westinghouse roaster with stand; knives; floor lamps; canning jars; utility cart; image enlarger; 220 heater; 110 heater; small humidifier; desk chair; bedding; small terrarium; 3-step stool; some plants; towels; George Foreman grill; misc. household; octagon end table cabinet; 2 wooden TV trays; 15 piece Holy Family collection; 40 cabinet knobs; 2'x2-1/2' mirror; homemade garbage container; 9' gold rug; 2 throw rugs; Oster toaster oven; many nice knick-knacks; etched wine glasses; nice glassware and dishes; table cloths; doilies; magnetic chair pad; table centerpieces; 12 c. percolator; small oak 2-drawer cabinet; set of 9 Carlson Cor-sage dishes; leaded glass window



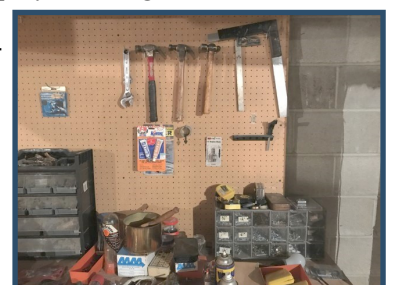
Antiques & Collectibles:

2'x4' oak library table; several nice pics; platform scale w/weights; old tools & shop items; pair old roller skates w/wooden wheels in a case, excellent condition; lard press; small bench; paper roll dispenser; small shelf stand; tin cherry cans; small wooden stand; cream separator bowl; Maytag conv. washer w/ringer, works; formica-top oval kitchen table; room divider; tool cabinet w/tools; John Deere hand corn sheller;



Lawn & Garden & Outdoors:

Yardman lawn & garden tractor w/42" mower deck; Ariens 5 h.p. garden tiller; 1'x3'x5' wooden tool cabinet; Fimco trail sprayer; Gas grill with 2 tanks; ladder jacks; 14' aluminum extension ladder; Craftsman 14 v. cordless drill; Craftsman cordless light; nice selection of good hand tools & equipment; 2 metal trash cans; bench grinder; two gallon paint shaker; chain hoist; 3-15" tires; 5 gal. shop vac.; 5' wooden step ladder; meat tenderizer; 2'x6' meat cutting table; meat wrapping paper



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TERMS & CONDITIONS : All sales are final. The entire purchase price is due before the buyer(s) leave the sale site and no purchase shall be removed until the full payment is made. Buyer(s) is purchasing "as is" with no warranties expressed nor implied. Bidding numbers will be given with a proper ID and bidding will be by number only. Payment may be made by cash, check, or major credit card (credit card payment will have a 3% convenience fee added to the purchase price). *Any announcements made on the day of the sale supersede any previously given information. To bid by phone, call 712-882-2406 at least 24 hours before sale time.

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Opal Maguire—owner