



REAL ESTATE SELLS AT 12:00 NOON

This attractive brick ranch home was built in 1961. It has 2,116 sq. ft. of living area and consists of 3 bedrooms, 2 full baths, formal living room w/ fireplace, family room w/ fireplace and built-in grill (ready for some steaks), formal dining room, eat-in kitchen w/ built in appliances, and full basement w/ washer-dryer hook up and lots of room for a work area or kids' playroom. Other features include a black top driveway, gas furnace, central air, steam water heat, gas water heater, new sump pump, home alarm system, hardwood & carpet, 22x27 attached garage, 16x31 covered patio area, rear patio area, detached 24x40 2 car garage w/ 12x40 carport, and 20x60 dog kennel. The 3-acre property has had a new survey. This home is well built and offers a rare opportunity to purchase a home in this residential neighborhood.

HOME SELLS AT ABSOLUTE AUCTION

Inspection Dates for Real Estate: Sundays, May 1 & 8 from 1:00-3:00 p.m. & Wednesday, May 11 from 5:00-6:00 p.m.

TERMS FOR REAL ESTATE: \$10,000 Down payment will be required the day of auction from the successful bidder. The balance is due on delivery of deed by June 30, 2022. Home sells to the highest bidder. Your bids are to be based solely upon your inspection. Your bidding is not conditional upon financing so be sure financing is pre-arranged, if necessary. Real Estate taxes are \$2,156.60 per half and will be pro-rated to day of closing. For more information contact Rick Williams, Broker & Auctioneer. Auction & Real Estate Companies represent the seller.



PERSONAL PROPERTY (may be seen on Auction Day)

Mowers, Garden Items, Tools: Kubota Diesel G 1900 HST 4WD Steering, 938 hrs, 60 in. cut, nice; Kubota 2001 48in. blade; JD LT 180 48in. cut, 675 hrs.; Trac Vac Leaf Blower w/ 8 HP motor; Lawn Roller; Drop Seeder; Huskee 17 cu. Lawn cart; Chipper Vac; Toro Push Mower; Troy Bilt Rear Tine Tiller; Lawn Spreaders; Shop Vacs; Wood Lathe; Band Saw; Router Table; Chop Saw; Tool Chest; Belt Sanders; Drill Press; Bench Grinders; Vises; Ladders; Grinders; and other tool items. **Guns:** Remington 552 Rifle w/ Scope; Ram-Line Bull Rifle, Bolt Action; Higgins 22 Handgun. **Furniture:** Sofa & Matching Love Seat; Wing Back Chairs; End tables; Coffee table; Curio Cabinet; Wooden Chest w/ Pullout Drawer; 4 pc. Bedroom Suite; 7 pc. Bedroom Suite; Men's Valet Rack; Tea Cart; Nightstand; Hope Chest; Wardrobe; Hutch; 3 pc. Leather Living Room Set; Piano; Buffet; Flatwall Cupboard; Large Rocker; Patio Furniture and other items. **Collectibles & Other Items:** 12 Gal. Crock; Metal Doll House; Watt Ware Bowl Set; Cast Iron Skillets; Granite Ware; Old toys; Lionel Train Items; Antique Scales; Advertising tins; Washboards; Glassware; Pottery; Wicker Baby Cradle; P&G Basket; Old RCA Radio; Fishing Items; Kitchen Items; Washer; Dryer; Deep Freezer; Metal & Wood Cabinets; Exercise Equipment; Desk; and a Large Collection/Library of Christian Books.

TERMS ON PERSONAL PROPERTY: Cash or check with Proper ID. Credit Cards are accepted with a 4% Convenience Charge.

