

**PICTURES
ON
WEBSITE!**

REAL ESTATE & PERSONAL PROPERTY PUBLIC AUCTION

SATURDAY, OCTOBER 9TH, 2021 • 9:00 AM
102 & 104 OAK AVE SW • ELKADER, IA 52043
***** 2 HOUSES AND LOTS COMBINED *****



104 OAK ST. SW

2 story, 1942 sq ft, addition in 1998, wood siding with new paint, steel roof in 2018, 4 bedroom, 1 1/2 bath, crane gas radiant heat, Rheem gas water heater, dishwasher, elec. stove, refrig, washer/dryer, updated bath, 200 amp service, wall heat in addition, garage/shop with dbl doors and own elec. Storage barn to back of yard, property goes up the hill into the trees

ESTIMATED TAXES : \$1186 A YEAR

102 OAK AVE. SW

1 Story, 805 sq ft, wood siding, steel roof, wood floors, 2 bdrm, 1 bath home, 2nd level, blk basement, elec. water heater, Lennox conservator gas furnace, elec. stove, dish washer

ESTIMATED TAXES : \$894 A YEAR

LEGAL: lot 3 and 1 of 4 of FLOT 7 23 93 5 and Lot 1 of 1 OFLOT 6 23935

Closing Attorney - Thomas Bright, Dubuque, IA

TERMS REAL ESTATE: 10% non-refundable down payment on day of auction in form of cash or good check with balance due upon delivery of merchantable abstract of title. Taxes will be pro-rated to date of possession given on date of closing. The property will be sold "as is" and all announcements take precedence on day of sale.

AUCTIONEER'S COMMENTS: *If you are looking for a home with a rental income property or just want to own 2 homes in beautiful Elkader, Iowa this is your chance! Main home has had some updating, other home just needs a little TLC. We are settling the estate so come check it out.*

OWNER - Rosemary Engelhardt Estate

PUBLIC INSPECTION: Sunday, Sept. 19, 2021 from 12:30-3:00 PM
or call Brian - 563-329-0259, Jean - 563-880-0721
or Kim - 563-880-5050

HOUSEHOLD / PRIMITIVE / COLLECTIBLES

rnd oak table & chairs / dining table / 2 pc bedroom set / spindle table / filling cabinet / storage cabinets / cedar crest signage / corner hutch / lamps / flat screen TV / entertainment center / bunk-beds / maple drop fnt desk / gun rack / toys / games / Barbie / acoustic guitar / puzzles / pots & pans / china pcs / small kitchen appliances / knives / kitchen items / glass cookware / baking / cups / glass figurines / nic-naks / vases / skates / metal lunch boxes / spoon collection / cross saw / pictures / golf clubs / garden tools / linens & blankets / milk crates / Singer model 319 sewing machine / pizza oven table model / syrup disp. / ice cream trays / ice cream advertising / Argus projector / film screen / records / lg collection of slides from Nat. Parks / fans / cross fire game / children's books / sporting equip. / Diamond back recumbent exercise bike / 30 cup coffee maker / lunch trays / Roaster on stand / metal shelving / child's school desk / office supplies / Excel 8 drawer tool chest / good humor ice cream cooler / Werner adj ladder / step ladder / ext cords / yard tools / camp stove / gas cans / nail keg / older lg cooler doors / Miller ice cream benches / wire baskets / plant holders / galv. tins / windows / lawn chair / Victrola for parts / drop leaf table / white parade caddy / pop bottles / still unpacking other items to be added

DONNELLY AUCTIONEERING & APPRAISAL

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INDEPENDENCE, IOWA

WWW.DONNELLYAUCTION.COM