

**PICTURES
ON
WEBSITE!**

REAL ESTATE AUCTION

SATURDAY AUGUST 4TH, 2018 • 9:00 AM
203 13TH AVE NW • INDEPENDENCE, IOWA
(JUST NORTH OF RYDELL CAR DEALERSHIP)

PUBLIC INSPECTION: WEDNESDAY EVENING
JULY 18TH, 5-7 PM OR CALL AUCTION CO.

Household • Collectible • Vehicle • Estate Auction



REAL ESTATE

1876 sq. ft. 2 story home built in 1974 with an addition and attached garage built in 1998. The home sits on a combination of lots with mature shade tree's (Great backyard). 4 bedroom, 2 1/2 baths, compound shingles, steel siding, crank out windows of which most have been updated in the last 5 years. Laundry on main floor, lots of closet space, lg master bedroom with walk in closet, Kelvinator natural gas furnace (5yr old) with newer central air natural gas water heater, basement plumbed for bathroom, close to schools. **This home is a diamond in the rough. If your looking for a property with lots of potential that needs interior paint, floor coverings and a little TLC, this is it!** Legal: Kenwood 18-19-20-21-22 Blk 1 5 1/2 of vacated Lying N said lots, plus strip lying 25 feet S of lots. Estimated taxes \$2900.00

CLOSING ATTORNEY:
Lans Flickinger, Independence, Iowa

TERMS REAL ESTATE: Cash, 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. Owner reserves the right to accept or reject any offer on the real estate.

AUCTIONEER'S COMMENTS: *This is a home with so much potential. Well built it just needs a little TLC and elbow grease. The Schmidts collected many items over the years and it is all going to the auction block, you won't want to miss this sale.*

TERMS: Cash, good check or credit card (3% convenience fee when using credit card). Nothing to be removed until settled for. Not responsible for accidents or theft. Must have ID. All items sold "As Is - Where Is"

OWNER - Carleta Schmidt Estate

Vehicles

1995 CHEVY LUMINA

VIN # 2G1WL52M2T9116933
4 door, green, 103,000 miles

1983 GMC HIGH SIERRA 1500

VIN # 1GTCC14H4DF710919
pickup truck with topper, Red/bague color,
350 replaced engine, duel exhaust, auto, "as is"

HOUSEHOLD / FURNITURE

Maytag washer & dryer, Necchi Sewing machine, dining room table and chair, chest freezer, bedroom sets, display cabinet, matching sofa and chairs, chairs, tables, coffee & end tables, book shelves, card tables & chairs, postal desk, bassinet, day bed with trundle, wardrobe with drawers, buffet, glassware, canning jars, Tupperware, Electrolux vacuums, serving trays, much more not listed

ANTIQUE / COLLECTIBLE

costume jewelry, bottles, cups & saucers, advertising pcs., china sets, depression glass, Brown stone dishes & cups, historic newspapers and books, razor & shaving kits, postcards, knives, cigar boxes, maps, cookbooks, clocks/watches parts, cookie cutter collection, crystal serving, Toys - Fisherprice, JD, Matchbox, Lincoln Logs & more! John Deere banks, yardsticks, smoking pipes and stand, cheese boxes, wood crates, oil lamps, Fontanini nativity set, Ace metal cooler, wash tubs, old lighters, belt buckles, cuff links, hub caps, Erector set, copper boilers, old tire pumps, porcelain door handles, dbl wash tub, 7-Up can collection, hand cornsheller, other items too numerous to list

FULL SET OF INDEPENDENCE ARMETOTE COLLECTOR PLATES BY MB LEYTZE

LARGE PENCIL COLLECTION

VERY NICE JOHN DEERE 828D WALK BEHIND SNOW BLOWER

GARAGE / TOOLS

tool chest & tool boxes, wide variety of hand tools, saws, axes, bolt bins, bolts, screws, jacks, engine stand, vise, torch head, gauges & hoses, blk & tackle, Craftsman table saw & planer, carpenter box, screwdrivers, fishing poles etc.

DONNELLY AUCTIONEERING & APPRAISAL
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