

Rock Rapids, Iowa Home and Building To Be Offered at :

Public Auction

Tuesday Evening July 7, 2009

Real Estate-5:00 PM Personal Property to Follow

Located at 501 South Bradley or 1 block west and 1 block north of the First Reformed Church in Rock Rapids, Iowa.

General Description of Home: This home is a single story home with 3 bedrooms w/ closets, large living room/dining room, kitchen w/ built in cabinets, and utility room on the main floor. This home has a full basement but the basement has some structural damage. The home has permanent vinyl siding, good asphalt roof, and combination windows. Approx. lot size is 67 ft x 40 ft.

General Description of Building: This 26 ft x 42 ft tile block building is in good condition w/ 2 garage doors, 2 pits, and work shop area. Approx. lot size is 67 ft x 110 ft.

Legal Description of Property: Lot 1, Block 6 Bradley's Addition, Rock Rapids, Iowa (Lot size is 67 ft. x 150 ft.)

Method of Auction: Home to be offered first, followed by the building, then as a combined property.

Tax Information: The Current Real Estate taxes are \$1314 per year with Homestead Exemption. There is also a street assessment of \$1990 that will be charged to the buyer/buyers of this property.

Inspection: Contact one of the auctioneers listed below.

Terms of the Real Estate: 25% down evening of the auction with the balance due and payable on or before August 18, 2009 when clear and marketable abstract of title will be delivered to the buyer. Sale of real estate subject to court approval.

Open House: Monday Evening June 29, 2009 from 7:00 to 8:30 PM

To Immediately Follow the Real Estate:

Appliances and Furniture: White-Westinghouse 15 cu ft refrigerator/freezer (White); Whirlpool electric stove (White); Whirlpool portable dish washer; Whirlpool automatic washer (Near New); Whirlpool electric dryer; Whirlpool 11.5 cu ft upright commercial freezer; 2-matching twin beds w/ blonde dresser and chest of drawers; 1940s 3 piece waterfall bedroom set w/ full size bed; Oak pedestal round dining table w/ leaves and 4 chairs; 2- near new glider rockers; Duncan Phyfe mahogany dining table w/ 4 chairs and leaves; Lane brown recliner; RCA 27 in console TV; Zenith 27 in console TV; Bentwood rocker; 1940s sofa and matching arm chair; Green sofa sleeper; End tables; 2-round endtables w/ matching coffee table; Wood microwave stand; Marble top cabinet; Console stereo; Console sewing machine; Lamps; Hanging lamps; Pole lamp; Bedroom lamps; Large button telephone; Upholstered arm chairs; Electric fans; Pots and pans; Silverware; Corelle dishes; File boxes; Smoker; Dehumidifier; Many small electrical appliances; Pictures and frames

Antique and Collectable Items: Very old china hutch; Carved cedar chest; Small wooden drop front secretary's desk; Magazine rack drawers; Crocks and crock jugs; Figurines; Painted glassware; Clear glass pitch and bowl; Kenmore parlor stove; 2-Camel back trunks; Wooden chest; Oil cans; Small brass "Wyoming" thermometer; Baby doll buggy; 2-washboards; Rope maker; Wooden book case; Wooden dresser; 2-bentwooden chairs; Jack and Jill sled; 5 gal cream can; Set of 24 "Mount Vernon" china; Rogers "1847" silverware; Wooden office chair; Wooden baby crib; Iron bed; Hamper; Coal pail; Bird cage; Ice cream maker; Cast iron pot; Small wooden table; Wooden bushel baskets; Pictures and frames; BB gun

Tools and Misc Items: John Deere 57 rear engine riding mower; Lawn sweeper; Table saw; Wood lathe; Elec. Planer; Wooden work bench w/ vise; T wrenches; Open and boxed end wrenches and socket sets; Saw horses; Electric saws; Craftsman router and bits; Electric drills; Belt sander; Hand saws; Wood planes; Hyd jack; Jumper cables; Fishing poles and tackle; Brace and bits; Aluminum 24 ft. extension ladder; Step ladder; Hand and garden tools; Hand sprayer; Leg vise; BBQ grill; Scythes; Tin toys

Pool Table: Regulation wooden pool table w/ 3/4 in slate top in good condition w/ pool cues, rack and equipment

Terms on the Personal Property: Cash or good check day of sale. Not responsible for accidents or theft. NO guarantees.

Neva Vogel Estate, owners
M.R. Austin, Attorney for Estate

www.elbersauction.com

Auctioneers:

Clark Ahders
Rock Rapids, IA
712-475-3993 or 712-4700

Keith Elbers
Hills, MN
507-962-3433