

Paullina Residential Real Estate and Personal Property at

Auction

Thursday, September 8, 2011 @ 5:00 PM



Real Estate will sell at 5:00 pm. Personal property to sell immediately following.

Location: 411 S. Willow St. Paullina, IA

General Description: Selling will be a Ranch style home w an attached double garage w overhead doors & electric openers. The home was built in 1959 and has 1362 sq. ft. There are 2 bedrooms w closets & extra built in storage, a full bath w shower, a kitchen w nice wooden cabinets, a Tappan gas stove and a refrigerator. The house has a living room w front entry door, an entry coat closet, dining room, a utility area, and an enclosed back porch. The full basement has a toilet and shower room, a natural gas hot water furnace, central air, new 50 gal water heater, a water softener & Electrolux Central Vac system. The exterior has vinyl siding and asphalt shingles.

Legal Description: The N 1/2 of Lot 9 and all of Lot 10 in Block 2 of Claussen Addition to the town of Paullina, O'Brien Co, IA. The lot size is 75'x140'

Real Estate Taxes: The net real estate taxes on the property are \$1208 per year. The taxes will be prorated to the buyer to the date of possession based on the current taxes. Abstract will be continued to date. The seller guarantees a clear and marketable title on the property.

Terms: 10 percent down the day of the auction. The balance will be due on or before September 27, 2011.

Possession: September 27, 2011

Open House: An open house will be held on this property on Thursday, September 1 from 5:30 pm to 7:00 pm. If this is not convenient please contact the auction company at the phone numbers listed below or Todd Hattermann (712) 348-0111 for an appointment to inspect the property.

Auctioneer's Note: This is a great opportunity to purchase a nice 2 bedroom ranch style home w an attached double garage in Paullina, IA. The home has very nice kitchen cabinets and overall is in a good state of repair. Please note the home will be sold at 5:00 PM on Thursday, September 8, 2011. Make plans today to attend. Please check out our website at www.vw72.com for additional photos.

Note: This property is being sold "as is." All announcements made the day of the auction will supersede all previous advertised information. All information was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Auction company acts as agent for the seller.

The property is being sold "as is - where is." There are no warranties expressed or implied.

Furniture

- ~ Zenith color TV w remote
- ~ TV stand w 2 bottom doors
- ~ Zenith BW 13" TV
- ~ 3 cushion sofa
- ~ Occasional chairs
- ~ 2 rocking chairs
- ~ Lamp tables
- ~ Kitchen table w 4 swivel chairs
- ~ Dining room table w 4 spoke back chairs & matching China Hutch
- ~ Kitchen table w 4 chairs
- ~ Marble inlayed 3 drawer stand
- ~ 6 1/2 ft tall wooden wardrobe
- ~ 4 pc. Bedroom set queen size bed dresser w mirror chest of drawers night stand
- ~ Queen size bed & single bed
- ~ Vanity dresser w bench
- ~ Chest of drawers
- ~ Cedar chest
- ~ Waterfall pattern desk

Appliances

- ~ Maytag washer-white
- ~ Kenmore dryer
- ~ Sunbeam microwave
- ~ Small upright freezer-white

Collectibles

- ~ Noritake set of dishes (good cond)
- ~ Mc Coy vase
- ~ Redwing vase
- ~ Ruckels 5 gal. crock

Miscellaneous

- ~ 2 floor lamps & misc. lamps
- ~ Step stool
- ~ Telephone
- ~ AM/FM radio
- ~ Set of Corelle dishes
- ~ Etched glasses
- ~ Misc glassware items
- ~ 2 cast iron pans
- ~ Silverware
- ~ Kitchen items
- ~ West Bend slow cooker
- ~ White enamel coffee pots
- ~ Older Singer sewing machine in cabinet
- ~ Wall pictures
- ~ Ironing board
- ~ 4' wooden shelf unit
- ~ Oscillating & box fan
- ~ 24' wooden extension ladder
- ~ Electric cords
- ~ Garden tools
- ~ Folding chairs
- ~ Electric iron
- ~ Many misc. items



Terms: While every effort has been made to ensure the accuracy of this listing, no responsibility is assumed for additions, deletions, or corrections to this ad. All merchandise sold "AS IS" with no warranties expressed or implied by auctioneers, no exceptions! Auction Company acts only as an agent between seller and buyers. No items removed until settled for. Not responsible for accidents. All announcements made sale day take precedence over printed material. Picture I.D. required for bidder's number, local checks and cash accepted.

View our web site for this auction and future auctions at www.vw72.com

Evelyn Appeldorn Estate-Owner

Sale Arranged and Conducted by:

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Professional Service Since 1972

