

Nice Real Estate, Tool, Household, & Furniture AUCTION

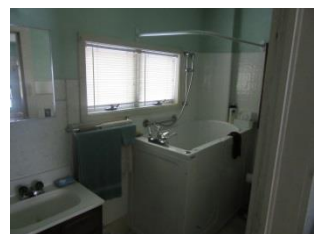
Sunday, June 3, 2018, 12:30 p.m.
Located at 304 E. Washington St., Rockwell, Iowa

Real Estate will sell at approximately 2:00 p.m.

REAL ESTATE INSPECTION:
Anytime by appointment. Contact auctioneers.



REAL ESTATE: This nice 3 bedroom home is located on a spacious corner lot. Home includes detached 2 stall garage. Main level of home features open front porch, living room, dining room, kitchen, laundry, bedroom with closet, & full bathroom with shower. Second level has 2 additional bedrooms with closets and office area. Basement includes Bryant natural gas furnace, Ruud gas water heater, water softener and ample storage space. Amana refrigerator, Maytag gas stove, Whirlpool washer/dryer stay with home. Carpeted and very nice hardwood floors throughout. Home has masonite siding and garage vinyl siding. 100 amp Square D breaker panel. Home is close to school and ready to move into. This is a very clean and well maintained home.



Lot Size: Approx. 66'x140'

Taxes: Net \$430

Terms: \$5,000 down day of sale with balance due at closing July 6, 2018 at which time a clear and merchantable abstract and deed will be furnished. Possession at closing. Closing to be held at the law office of Kristy Arzberger, Attorney, Mason City, Iowa.

- Property to be sold "as is, where is, with all faults." Announcements day of sale take precedence over printed matter.
- Seller is highly motivated to sell this property, but reserves the right to accept or reject any or all bids.

Please have your finances & preapproval in order.

Auctioneer's Note: This is a nice, very clean and well constructed home. Home has been well cared for inside and out. Ready to move into. Thank you.

ANTIQUES, TOOLS, & HOUSEHOLD: Antique roll top desk; antique wood bed frame; kitchen table; bedroom sets and individual items; Maytag wringer washer Model J2L; dining room table; large assortment furniture; farm toys; Homelite chainsaws; Craftsman 26 gal air compressor; anvil; antique cigar boxes; Craftsman tool box; Craftsman air impact wrench; large assortment of hand tools including sockets, wrenches, ladders, saws; antique drill press; heavy duty grinder; gas grill; many more additional household items on the auction.



Not responsible for accidents. Nothing removed until settled for.

Terms: Cash/check with photo ID day of sale.

OWNER: Robert B. Cassidy

BEHR AUCTION SERVICE, LLC

**Dennis Behr
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**Cory Behr
Rockwell, Iowa
641-425-8466**

View our website for photos: www.BehrAuctionService.com