

# ESTATE AUCTION

**SATURDAY, FEBRUARY 3RD • 9:00 AM**

## Property & Estate of John J. Christensen

**Located at: Christensen Property – 3387 Hwy. 34 Lucas, IA**

*\*Watch for upcoming auction ads for complete listing of trucks, trailers, & all personal property selling at the Lucas Community Center (901 Front St. – Lucas, IA) also on February 3rd beginning at 10:30 AM.*

**REAL ESTATE (9:00 AM AT PROPERTY):** This property consists of 20.5 acres. There are 16 acres tillable with the remainder in pasture & lots. A 2-bedroom 1-bath home built in 1910, 960 sq ft living area & unfinished 1/2 basement. Home has rural water, gas heat/AC w/22'x24' garage, 24'x30' barn & 30'x40' shop building all along US Hwy 34 approx 10 miles east of I-35. Location! Location! Location!

**TERMS:** 20% down day of sale. Balance due at closing w/deed & abstract. Taxes will be prorated to day of closing. Property sells As Is. Buyer will be responsible for septic system updates. Roping arena west of house does NOT sell w/property, but may be purchased separately. **Reynoldson Law office will handle real estate closing.**

*\*Real Estate sells at 9:00 AM February 3rd at property.*

*\*Trucks, Trailers, & personal property sell at auction*

**10:30 AM Feb. 3rd at Lucas Community Center- Lucas, IA**

**PICK-UPS, TRAILERS & TRACTOR:** 2007 Dodge LT 3500 4-dr duals Cummins Turbo Diesel 6-spd 4x4 full power 172,000 miles; 2000 Chevy 3/4T 4x4 6.0 gas auto full power; 2013 Exiss 24' alum GN livestock trailer, 2 gates, pulled very little; older 20' GN livestock trailer; WD AC wide-front tractor; hay elevator; bale spear.

**HORSE & HORSE EQUIPMENT:** aged bay gelding-well broke, 10' & 12' corral panels, 5 saddles- Billy Cook-Circle T-Veach-R&S – show saddle, numerous bits, stirrups, headstalls, working chaps, cinches, complete bridles, tie-downs, breast collars, work-horse collars, hoods, reins, ropes, new & used pads & blankets, saddle racks, leather chinks, halters, snaps, Stewart clippers, roping gloves, spurs, NFR & rodeo coats, leather saddle bags.

**APPLIANCES & FURNITURE:** black GE refrigerator, GE elec stove, Rival microwave, Amana washer, Kitchen Aid elec dryer, 2 dorm refrigerators, soft-side hot tub, leather loveseat w/dual elec recliners (like new), platform recliner, square lodge-pole pine table & hall seat, lamp table, kitchen chairs, entertainment center & matching shelf, flat-screen TVs, desk, iron corner stand, wooden rocker, loveseat-hide-a-bed, bookshelf, stands, 3-pc bedroom set, metal desk, rolltop desk, kitchen table w/4 chairs, 2-dr wooden wardrobe.

**RIDING MOWER & TOOLS:** Poulan Pro Rider, full upright toolbox set, Ryobi chopsaw, saws-all, Poulan chainsaw, PortaPower, bench vise, battery charger, air compressor, floorjack, log chains, ratchet straps, garden tools, tires & rims, water tanks, Lincoln 125 welder, steel posts sheets of particle board, air hose & wall reel, many hand tools, metal detector, stepladder & many more shop items.

**COLLECTIBLES, YARD ITEMS & MISC:** park bench, iron wheels, horseshoe items, iron wheel picnic table, iron barrel racer cut-out, metal welcome sign, implement seat stools, iron bench, smoker grill, small elec appliances, pair of nose rings, John Wayne items, Horse & bull statues, toy trucks & trailers, horseshoe footstool, lamps, Roy Rogers & Dalen Evans picture, towels, bedding, room rugs, dehumidifier, guitar, cap collection, folding tables, wooden wagon wheel lamp, stagecoach statue.

## Estate of John J. Christensen

**\*TERMS: CASH OR CHECKS ONLY \*CONTENTS IN HEATED BUILDING**

**\*MUST HAVE ID TO GET BUYER NUMBER & PURCHASE ITEMS**

**\*ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ANY ADVERTISEMENTS.**

**\*NOT RESPONSIBLE IN CASE OF ACCIDENT OR THEFT**

# SINNIF AUCTION SERVICE LLC

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