

ESTATE AUCTION

SATURDAY, APRIL 18TH • 10:00 AM

Located at: 816 South H • Oskaloosa, IA

REAL ESTATE: This Property Consists of a 1 Story Frame Home, Full Unfinished Basement, 2 Bedroom, 1 Full Bath, Concrete Patio, All Built in 1959. Also a 20'x20' Detached Garage Built in 1982 w/Many Other Add Ons. All Setting on a 60'x280' Lot. Real Estate Sells at 1:00 PM.

TERMS: 20% Down the Day of Sale. Possession on or Before 30 Days. Balance on Contract Till Oct 1 at 4% Interest w/Deed & Abstract. Taxes Will be Prorated Till Oct 1 at Closing. Sells As Is. Mike Broerman, Attorney, Will Handle Closing. Sells Subject to Approval. To Inspect Property or Any Question Call Auction Service.

SHOP ITEMS & TOOLS: 6' Cast Iron Metal Brake; 36" Niagra Metal Foot Shear; Omaha Industrial Drill Press; Sm Cement Mixer; Power Kraft 10" Radial Arm Saw; Lincoln AC 180 Stick Welder; Proteck Tablesaw; Bench Grinder; Router; Hand Tools; Pipe Vice; 3' Pipe Wrench; Tap & Die Set; Ladder Racks; Freon Evacuator; Sm Air Compressor; 2 Two Wheelers; HDC Metal Chopsaw; Sockets & Other Tools; New 40 Gal Hot Water Heater; Approx 20 Elec Motors.

LAWN EQUIPMENT: Yard Machine MTD Riding Lawn Tractor; Swisher 8.5HP Trim & Mow String Mower; 5HP Chipper Shredder; MTD Rider for Parts; Old Tiller; 9'x15' Alum Frame Carprt; Pushmowers for parts; Misc Lumber; Topper for Sm Pickup; Hydrant Pipe; Gas Cans; Garden Tools; Cable Come-a-Long; Elec Weedeaters.

APPLIANCES & FURNITURE: Fridgidaire Side by Side Refrig w/Water & Ice in Door; Hotpoint Apt Size City Gas Stove; Emerson Microwave; Nice 3 Cushion Sofa; Wooden Glider; Loveseat & Matching Easy Chair; 4 Kitchen Chairs; King Size Bed, Complete; Dresser; 4 Drawer Chest; 6 Drawer Dresser; Loveseat; Two Door Cabinet; 3 Drawer File; Port Combo Safe; Combo & Key Wall Safe; 6 Door Locker; US Postal Piece; Many Boxes of Household, Glassware & Misc to Unpack.

ESTATE OF MAX & MARY WELCH

TERMS: CASH OR GOOD CHECK. LUNCH ON GROUNDS

**ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENTS OVER ADDS
NOT RESPONSIBLE FOR ACCIDENT OR THEFT**

SINNIF AUCTION SERVICE LLC

AUCTIONEERS: J.D. Sinnif - T.J. Sinnif

Cell: 641-799-3615 B: 641-933-4557

website at www.sinnifauction.com

We Sell It All At Any Location