

ESTATE AUCTION

THURSDAY, APRIL 29TH • 6:00 PM

Located at: 304 Stuart Street • Rose Hill, IA

Real Estate: Property consists of a 1976 manufactured home w/728 sq ft living area, 1 bath & 2 bedrooms-needs updates, setting on lot 80'x126'x170' w/2 small out-buildings. City sewer & water.

Real Estate will sell at 7:00 PM

Appliances & Furniture will sell following Real Estate

Terms: 20% down day of sale. Balance due at closing with quick-claim deed. Taxes will be prorated to the day of closing. Michael Broerman, attorney, will handle closing and any real estate questions. Property will absolutely sell to the highest bidder-as is. To view property, please call the auction company.

Pickup: 1991 GMC 1/2T, 2WD, Ext Cab.

Appliances & Furniture: refrigerator, small Kenmore upright freezer, Kenmore LP gas stove, Kenmore washer, Maytag elec dryer, Rival microwave, 2 window air conditioners, Samsung flatscreen TV, elec lift chair, hide-a-bed sofa, table & 4 chairs, full-size bed, glider-rocker, 4-dr chest.

Mowers & Tools: 4.5HP 22" mulch mower, AC pushmower, Craftsman 1/5HP 2 gal air compressor, floor jack, folding sawhorses, car ramps, garden tools, 3-4'x8' sheets of OSB, plastic yard cart, roll of kennel wire, log chains, tire chains, 6' t-posts, air impact, hand wrenches, socket sets, full hardware organizers, air hose, pipe wrenches, elec bench grinder, old brace w/bits in wooden box, Craftsman nailer/stapler-in case, electric circular & jig saws, 2-pc toolbox, battery charger, aluminum ladder.

Jewelry, Coins & Misc: wedding ring set, 4 gold rings, 53 pc set of silverware, lockets & necklaces, bracelets, 1956 silver quarter & other coins, 7 Danbury Mint plates, Auto-Go 4-wheel battery cart, Kenmore gas grill, rods & reels, lures & tackle, patio bench, walker/cart w/seat & wheels, cookbooks, mini wooden dresser, horse clock, Crock Pot w/carrier and more.

Estate of Martha & Raymond Roberts

***SOCIAL DISTANCING & MASKS ARE RECOMMENDED *TERMS: CASH, CHECK OR CREDIT CARD**

***OUTSIDE SALE - NO SEATING *NOT RESPONSIBLE IN CASE OF ACCIDENT OR THEFT.**

***ALL ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING**

SINNIF AUCTION SERVICE IS NOT RESPONSIBLE FOR LACK OF COMMON SENSE!

SINNIF AUCTION SERVICE LLC

J.D. Sinnif & T.J. Sinnif – auctioneers (Cell) 641-799-3615

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