



Steffensmeier Auction Co.



ESTATE AUCTION FT. MADISON, IOWA SATURDAY MAY 7, 2016 AT 10:00 A.M.

[REAL ESTATE SELLS AT 12:00 NOON]

LOCATED AT 1727 AVE J. • FT. MADISON, IOWA

REAL ESTATE ALONG WITH ALL PERSONAL PROPERTY POSITIVELY SELLS TO THE HIGHEST BIDDER

**PRE SALE OPEN HOUSE TO BE HELD ON THURSDAY APRIL 21, 2016
FROM 4:00 TO 5:30 P.M. EVERYONE WELCOME TO ATTEND.**

DESCRIPTION OF REAL ESTATE: 1947 BUILT SINGLE STORY FRAME HOME OFFERING 1480 SQ. FT. OF LIVING AREA. THIS HOME IS A 5 ROOM HOUSE OFFERING LARGE LIVING ROOM, DINING ROOM, KITCHEN W/VERY NICE OAK CABINET. MASTER BEDROOM IS LARGELY OVER SIZED W/DOUBLE CLOSETS, SECOND BEDROOM IS MODERATE SIZE W/WALK OUT DOOR TO THE LARGE FENCED IN YARD. 1 3/4 BATHS, FULL PARTIAL FINISHED BASEMENT W/FAMILY ROOM & UTILITY ROOM.

TERMS OF SALE: 15% DOWN PAYMENT ON MAY 7, 2016, BALANCES DUE ON OR BEFORE JUNE 7, 2016, UPON DELIVERY OF DEED & MERCHANTABLE ABSTRACT OF TITLE.

POSSESSION OF R.E.: ON OR BEFORE JUNE 7, 2016, SUBJECT TO FINAL PAYMENT & EXECUTION OF CLOSING.

R.E. TAXES: ANY AND ALL REAL ESTATE TAXES TO BE PRORATED TO DATE OF POSSESSION, BASED UPON THE LAST AVAILABLE TAX STATEMENT.

VERY LOW MILEAGE CAR: 1987 CHRYSLER LEBARON GST 4 DR SEDAN CAR W/21,XXX ACTUAL ONE OWNER MILES, 2.2 LITER GAS ENGINE, AUTO TRANS, LEATHER SEATS, PW, PL, AIR, ALWAYS GARAGED, RUST FREE.

ANTIQUÉ FURNITURE, ANTIQUES, PRIMITIVES & COLLECTIBLES: IVY PENNANT CAST IRON WOOD STOVE (EXC CONDITION); ORNATE CAST IRON WOOD STOVE; OAK CURVE GLASS CHINA CUBBOARD W/CLAW FEET; ALASKA MUSKOGON, MICH. OAK ICE BOX; 54" ROUND OAK TABLE W/HEAVY CARVED CLAW FEET; 4 OAK MATCHING PRESS BACK CHAIR; OAK RECLINING MORRIS CHAIR; OAK SMOKERS STAND; OAK WASHSTAND W/TOWEL BARS; CHERRY WASH STAND W/FRAMED MIRROR & TOWEL BAR; OAK WALL MIRROR W/HAT HOOKS; OAK 4 DRAWER DRESSER; LOW PROFILE OAK ROCKER; LARGE OVAL OAK FRAME WALL MIRROR; FRANKLIN ROCKER; 26" HAND CRANK WALL TELEPHONE W/OAK BOX; MISSION OAK MUSIC STAND; OAK LAMP STAND; MAHOGANY DROP LEAF 2 DRAWER TABLE; DARK WOOD PLANT STAND W/ENAMEL TOP; WOOD PLANT STANDS; WOOD WALL SHELVES; ORNATE PICTURE FRAMES; WICKER ROCKER; WICKER CHILDS ROCKER; CAMELBACK TRUCK; WATERBURY KEY WIND MANTEL CLOCK IN WALNUT CASE; CREAM CANS; WOOD CANES; CAPTAINS CHAIR (PAINTED); WOOD BUTTER CHURN; WOOD DUCK DECOY; COPPER BOILER W/COPPER LID; 2 WOOD COFFEE MILLS; WOOD SLIDE BOX KRAUT CUTTER; WOOD SLIDE BOX CHEESE CUTTER; #6 GRISWOLD IRON SKILLET; GRISWOLD IRON MIFFIN PAN; IRON TOBACCO CUTTER; GLASS MAIL BOX; LINDEN BLACK FORREST ALARM CLOCK; DE LAVAL METAL ADV SIGN; ORNATE IRON BIRD CAGE STAND; KALEIDOSCOPE IN WALNUT TUBE; FLAT IRONS; WOOD BLOCK PLANES; KEROSENE OIL LAMP; ASST OF H.P. PITCHERS ON CANVAS; 1897 US PRINT IN OAK FRAME; 3 WILLOW TREE ANGLES; TERRY REDLIN PICTURE; 3 HORSES IN THE WIND PRINT; IVORY & BONE HANDLED KNIVES; CHICKEN ENAMEL COFFEE POT; WOODEN COOKING UTENSILS; COKE CRATE; COAL BUCKETS; RED GLOBE RR LANTERN; N. & P RY. LANTERN; WASHBOARD; WICKER BASKETS.

CHINA & GLASSWARE: UNION RED WING 5 GAL STONEWARE CROCK; 6 GAL BLUE RIBBON STONEWARE CROCK; SPLATTERWARE BOWL; LARGE STONEWARE MORTAR & PEDISTAL; H.P. WASH PITCHER & BOWL; 7 PCS OF SANTA FE YELLOW POPPY RAILROAD CHINA; SERVICE FOR 8 WHITE IRONSTONE CHINA W/EXTRA SERVING PCS; H.P. LIMOSE SUGAR BOWL; H.P. NIPPON VASE; COLOR GLASS MIXING BOWLS; REFRIGERATOR DISHES; GLASS CANE; LARGE COLLECTION OF AMBER GLASS; CRUETS; PINK DEPRESSION FINGER HOLE NAPPY; YELLOW DEPRESSION STEMED GOBLET; AMBER TURKEY ON NEST; LEAD CRYSTAL ANGLE FIGURINE, RING TREE & VASES; GLASS BIRD BATH; 24 COLOR GLASS CHINESE BLOWN GLASS FISHING BALL; GLASS ASST OF FAIRY LAMPS; APPROX 40 DOG FIGURINES; YELLOW ROSE GONE W/WIND LAMP; MILK GLASS HOB NAIL GONE/WIND LAMP; BALER TOP GLASS LID CANNING JARS; ASST OF COLOR GLASS BOTTLES; PICKLING JARS.

PIANO, APPLIANCES, FURNITURE & HOUSEHOLD: BALDWIN SPINET PIANO; WHIRLPOOL 18 CU FT REFRIG/FREEZER; WHIRLPOOL 30" ELEC STOVE; KENMORE 10 CU FT CHEST FREEZER; MICROWAVE OVEN; WHIRLPOOL AUTO WASHER & E. DRYER; SANSUI 32" FLAT SCREEN TV; E. SEWING MACHINE IN CABINET; TELL CITY HARD ROCK MAPLE DROP LEAF DINING TABLE W/4 CHAIRS & MATCHING BUFFET; LAZY BOY DOUBLE RECLINER SOFA; LAZY BOY RECLINER; OVER STUFFED ROCKER/RECLINER; OAK ROCKER; WING BACK ROCKER/RECLINER; OAK 6 PC BEDROOM SUITE W/QUEEN BED, TRIPLE DRESSER, STACK 8 DRAWER CHEST OF DRAWERS; SEATED BENCH & 2 NIGHTSTANDS; MAPLE DAY BED; MAPLE 4 DRAWER DRESSER; MAPLE ARM CHAIR; PINE DROP LEAF SIDE TABLE; MAPLE NIGHTSTAND; OAK END TABLE; MAPLE END TABLES; STANDING OAK FRAME OVAL DRESSING MIRROR; CEDAR WARDROBE; KNEEHOLE DESK; ROLLAWAY BED; LOTS OF WOOD BOOKSHELVES; NICE FRAMED PRINTS; LEADED GLASS STYLE TABLE LAMPS; DRESSER & END TABLE LAMPS; FLOOR LAMP; 12 AMP TANK TYPE VACUUM; HOOVER TANK TYPE VACUUM; BISSEL LITTLE GREEN CLEAN MACHINE; STORAGE CHESTS; WOOD PLANT STANDS; ALUM STORAGE BOX; ELEC HEATERS; LUGGAGE; STEREO SYSTEM; LOT OF SMALL HOUSEHOLD CRAFTS, ART & DECORATIONS; VHS PLAYER; 3 SMALL STEREO SYSTEMS; CD; RECORDS; ASHTRAY STANDS; LARGE INVENTORY OF BOOKS OF ALL KINDS (OLDER & NEWER); AFGANS; BLANKETS & BEDDING; LOT OF NEW YARN; SEWING FABRICS; SEWING SUPPLIES; TV TRAYS; TABLE LINENS; TERRY CLOTH TOWELS; THROW RUGS; SMALL ELEC KITCHEN APPLIANCES; POTS, PANS, EVERY DAY DISHES; SILVERWARE; COOKBOOKS; OPERA GLASSES; GAME & PUZZLES; FLOWERS & FLOWER ARRANGEMENTS; CHRISTMAS & SEASONAL DECORATIONS.

TOOLS & MISC: 21" SELF PROPELLED HIGH WHEEL PUSHMOWER W/6.5HP GAS ENGINE; 4', 6' & 8' ALUM STEPLADDERS; SHOP VAC; SHOVELS; RAKES; POTATO FORK; SMALL YARD TOOLS; YARD CART; YARD SPREADER; E. LEAF BLOWER; SPADE; ASST OF SMALL HAND TOOLS; TOMATO CAGES; 2 PET TAXIES; METAL PARK BENCH; CANOPY SWING; FLOWER CART; DOG HOUSE.

MARY H. BOEHMER ESTATE

FARMERS SAVINGS BANK ADMINISTRATOR

BRIAN HELLING OF ASPELMEIER, FISCH, POWER, ENGBERG & HELLING P.L.C. ATTORNEY FOR SELLER

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CLERK: KELLEY STEVENSON. TERMS: CASH OR COLLECTIBLE CHECK.
CASHIER: TINA MENKE. LUNCH: JOEEDY'S FOOD WAGON.