

# 17.3 Acres M/L & This Lovely Country Home Can Be Yours on Saturday, May 9, 2015 at 12:00 PM

## 2018 170th St • Corydon, IA REAL ESTATE AUCTION & PERSONAL PROPERTY STARTING AT 9:00 AM **BOBBY D. ROBB ESTATE**

Located close to State Hwy. 2 this beautiful setting in a very nice neighborhood could be your dream home. Great potential for family to live within an ag. community, raise animals & have a great place for children to play. This acreage has a spacious split level home built in 1978 w/a very unique handicap accessible ramp system built in 2005 that starts in garage & goes to upper bedroom levels. 4 bedrooms, handicap bathroom w/wheelchair shower & whirlpool tub, second bath has tub & shower. All appliances which consist of range, oven, dishwasher, double wide refrigerator stay w/home. The kitchen opens into the dining room & living room.



Lower level has office, laundry room, furnace room, half bath & large attached garage. Walkout basement has large great room w/kitchen, entertainment area & a double fireplace.

Home also includes a 3 season room, has an LP high efficient furnace, central air, on Alliant Energy & Rath-bun Regional Water.

Metal building 40'x48' has garage door w/elec opener on West, sliding door on East & 3 slide doors on South that opens into box stalls.

10'x12' lawnmower shed

**Taxes:** \$3548.00 To Be prorated to date of possession.

**Terms:** Earnest money of \$10,000 down the day of auction w/balance due at closing. Earnest money to be made payable to Shelton Law Firm Trust Account. Bill Shelton, Chariton, Iowa, 641-774-5956 is the attorney for the estate & closing attorney. Information provided by the sellers & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on these tracts. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. This property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accidents or inadvertent errors in advertising. All announcements made day of auction take precedence over any printed material. Sellers desire to sell, but reserve the right to accept or reject any or all bids. Sells subject to court approval.

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**Household:** White sofa & chair w/ottoman; 2 glass top end table & coffee table; blue leather chair, reclines; wooden table & 6 chairs; 3 bar stools; gray & white striped sofa and loveseat; misc wooden straight back chairs; 5 pc double bedroom set; chair & ottoman; king size bed; (2) drop leaf tables; day bed; bookcases; green chair; flowered wing back chair; lg asst of lamps; pressure cooker; crockpots; roaster; stock pot; usual pots & pans; Tupperware; Pyrex baking dishes; spice rack; snack sets; Oster toaster oven; canisters; coolers; scale; free standing jewelry box; decorative mirror; TV stand; pool table; microwave; Amana upright freezer; Frigidaire front load washer; Frigidaire dryer; GE refrigerator w/ice maker; glassware; cookbooks; William Rogers silverware & box; (2) built in dishwashers, Hotpoint & Maytag; office chair; 57" TV, HD ready & rear projection; luggage; Vizio TV, HD ready; misc vacuums; toys; games & puzzles; Elna sewing machine; lots of craft items; organizing carts w/drawers; wicker doll cradle; wicker baskets; many artificial arrangements & silk flowers; (2) black ladder knick knock stands; Many misc pictures; wooden plant stand on rollers; Christmas trees; lighted deer; village houses; many other boxes of seasonal items; world globe; books; bedding.



**Antiques & Collectibles:** Crocks & crock bowls; primitive wood box; bean pot; clover leaf table; Dresser w/hankie drawers; crock churn; 2 man saw; draw knife & other old tools; flat top trunk; hand pieced quilt top; drop leaf table; Rusty Wallace, Miller Lite, mirror; Zach print, Winter Cardinals in golden rod; doll house.

**Tools:** 12" Ridgid miter saw, blade wobbles; Skil & Ridgid circular saws; Ryobi, DeWalt & Ridgid battery tools; Ridgid & Milwaukee sawsalls; Bostitch cap stapler, new in box; Milwaukee drill & light; torch set, no gauges; 10" Milwaukee miter saw; Ryobi tools set; Ryobi angle head grinder; Barn heater; Ridgid shop vac; Wen 3500 power generator; 18V Ryobi weedeater; air coil nailers; air shear; Hitachi framing nailer; Duo Fast air staplers; Senco air stapler; Solar 500 battery charger; Carquest battery charger; Tex spray texture machine; new Ridgid Robo grip pliers; lazier beacon LB5; Milwaukee angle head drill; Remington power actuator; Cylindrical lock boring jig; B&D router; tablesaw; power sceed, bent; Honda 5.0 air compressor; Poulan Wild Thing chainsaw; tile saw; Halogen shop lights; DeWalt circular saw; 225 am. Lincoln welder, new; handyman jack; T squares; metal squares; pipe & crescent wrenches; vise grips; bolt cutters; hammers; Many tools boxes of tools & plumbing supplies; Many boxes of nails, screws, fasteners & staples; 10' & 12" DeWalt saw blades, new; boxes of chalking & spray foam; DZ toolbox; 28' Fiberglass ext Ladder; 6' Keller ladder; 8' Husky stepladder; Toledo pipe threader; Ryobi chop saw; salamander heaters; log chains & binders; old house jacks; pump jack; floor jack; jack stand.

**Outdoor & Garden:** hoses; steel & wood posts; burn barrels; metal lawn furniture; Brinkman grill; gazing balls; flower pots; tomato cages; pushmower; B&D Grass Hog; Lots of garden hand tools spades, hoes, rakes, potato fork & more; gas cans; tree pruners; sledge hammer; lawn trailer; lawnmower trailer, tilts; Old Dynamark for parts; pressure washer for parts.

**Vehicles & Equipment:** 2005 GMC 3/4T regular cab 4x4, 240,000 miles; 1996 GMC ext Cab, 240,000 miles; Cat 216 skidsteer, 1168 hrs, Bobcat #12 posthole digger, 16" bit; Truss boom; Bobcat 607 backhoe attach.

**Building Supplies:** Misc cabinets; 4x8 lumber; misc doors, interior & exterior; bathroom sink w/pedestal; misc siding; rebar; copper tubing; scaffolding; pink bathtub.

## PRUNTY AUCTIONS & REALTY, LLC

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