

ESTATE AUCTION

ACREAGE & PERSONAL PROPERTY

SATURDAY, MAY 21ST • 10:00 AM

Located at: 16365 180th Street • Ottumwa, IA
(northwest of Ottumwa Airport)

Real Estate: This property consists of a 1940 3-bedroom home on 2 acres. The 2-story house has 1 full bath, full basement, appliances included, & main floor was remodeled 8 yrs ago. Also included is a front deck, new furnace in 2018, central air, vinyl siding, new roof in 2015, windmill, & 1000 gal LP tank(70% full). Wapello rural water to house & 3 outside hydrants. On the property are 5 buildings: 32'x40' 2-story 1960 barn (3/4 concrete & new steel roof in 2015), 1971 32'x50' pole barn (1985 lean-to 13'x50'), 10'x16' 1-car detached 1960 garage, storage shed, 30'x18' 1981 grain/dryer bin(rented until August 2023). The estate will replace the septic system.

Real Estate will sell at 1:00 PM.

Terms: 20% down day of sale. Balance due at closing with deed & abstract. Taxes will be prorated to the day of closing. Richard J. Gaumer, attorney, will handle closing and any real estate questions. Property will sell subject to approval. To view property, please call the auction company.

Appliances & Furniture: Phillips 56" flatscreen TV & others, White Westinghouse refrigerator, Frigidaire 15 cubic ft chest freezer, Amana washer, GE elec dryer, 3-pc bedroom set (queen size bed-like new, 5-dr chest, 7-dr dresser w/trifold mirror), 2 dining room tables, 4 rolling chairs, 2 LaZBoy rocker recliners, modern rolltop desk, hide-a-bed sofa, corner desk, office desk, curio cabinet w/glass doors & shelves, like-new full size bed, sewing machine & cabinet, console stereo, painted 6-dr chest, pine chest, book-shelf, 3-dr child's writing desk, glass shelves, full size bed w/4-dr chest & matching 6-dr dresser w/mirror.

Lawn tractor & Tools: John Deere 265 riding lawn tractor (deck needs work), Toro self-propelled mower, Coleman 3750 generator, Huskee Supreme 8.5H 28" elec start snowblower, 2-wheel yard trailer, fiberglass stepladder, CH portable air compressor, Tool Shop compound miter saw, wheelbarrows, Ranger pick-up toolbox, 2-wheelers, appliance dolly, pull-type lawn sweep, aerator & thatcher, Diamond Power 6HP pressure washer, Rubbermaid dump trailer, Stihl & other gas weed eaters, alum ladders, small tiller, house jack, water hydrant, steel fence posts, pitchforks & shovels, wooden workbench, vise table, circus maul, misc hardware, tile scrapers, ramps, cords, toolboxes, hand tools, power tools.

Collectibles: Clipper #1B wooden seed cleaner, pedal tractor, 7 pr iron wheels, stacks of rough-cut lumber, loose hay forks, cream cans, coal bucket, nail keg, implement seats, metal yard chairs, floor scale, Dale Ernhart Jr & Sr items, kitchen table, croquet set, toys, small Elvis collection, pink depression, hammered aluminum, spongeware bowl, sets of bowls, kerosene lamp, silverware.

Household & Misc: patio furniture, yard ornaments, fruit jars, modern dinner bell, gas grill, Proform elec treadmill, exercise bike, vacuum, fans, folding chairs, holiday decorations, pots & pans, dishes, small elec appliances, glassware, snow globes, old books, towels, bedding, beverage fountain, Eden Pure heater, many more items.

Estate of: Joanne Steele & the late Shirley Steele

***TERMS: CASH, CHECK OR CREDIT/DEBIT CARD**

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

***ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ADS**

***WILL ACCEPT ABSENTEE BIDS IF NOT PRESENT**

***CONCESSIONS SERVED BY KIRKVILLE COMMUNITY CHURCH**

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

SINNIF AUCTION SERVICE LLC

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

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