

# **PUBLIC AUCTION**

## **REAL ESTATE & PERSONAL PROPERTY**

### **SUNDAY, MAY 22ND • 12:00 NOON**

**Located at: 328 Main Street • Rose Hill, IA**

**Real Estate:** This property consists of a single family 1-story home built in 1900. It has 1209 sq ft living space, 2 bedrooms, 1 full bath, 656 sq ft addition, city sewer & water, woodstove, and some updates have already been done. House setting on 66'x132' lot in town-near post office.

**Real Estate will sell at 1:30 PM.**

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

**Pickup:** 2000 Ford Ranger ext cab 4x4 step-side auto full power w/4.0 motor.

**Lawn Tractors & Tools:** AGCO 1723 hydro riding lawn tractor, Craftsman riding lawn-mower, 4x8 trailer, Ranger pickup box trailer, Remington 26" elec start snowblower, Perford Max small upright air compressor, Wilton table-top drill press, Bakers 8' scaffolding, tablesaws, Shumaker battery charger, floor jack, jack stands, Stihl MS 251C chainsaw, hand tools, power & air tools, DeWalt battery drill skill saw & light, Ryobi compound miter saw, pull-type lawn spreader & sprayer, 16" alum rims, drywall stilts & tools, cords, elec fence posts, deepwell & other sockets, hand tools-Craftsman & others, lawn tractor wheel weights & chains, stepladders, buckets.

**Appliances, Furniture, Household & Misc:** TCL 55" flatscreen TV, Kenmore refrigerator, Maytag gas stove, Kenmore top-load washer, Kenmore front-load elec dryer, Cochran 4-pc bedroom set (queen size bed-new, large 5-dr chest, nightstands, cedar chest), 2-dr cabinet, drop leaf table, small oak buffet, office desk & chair, 4 window air conditioners (1 new), LaZBoy rocker recliner, large 3-cushion sofa, large iron skillet, air rifle, gun cases, pictures, bedding, LivingPure heater, pet cage, deer head mount, European mount, many more items.

**Owner: Randy Latcham**

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

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

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

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

***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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