

REAL ESTATE & PERSONAL PROPERTY AUCTION

We will sell the following at auction located at 701 North Iowa Street, Milton, IA
WATCH FOR THE AUCTION SIGNS ON

SAT., June 1, 2019 • 10:00 A.M.

CHECK OUR WEBSITE FOR AUCTION FLYERS • www.FettAuctionService.com

REAL ESTATE (SELLS AT 10:00 a.m.)

DESC: Come ready to bid on this 1,813 sq. ft. all on one level home, on a corner lot. There is a 1 car detached garage w/a lean to and another shed. The home heats w/a hot water radiant system, 1 and a half baths, 2 possibly 3 bedrooms, 2 enclosed porches & an open covered front porch. There is a crawl space w/a stone foundation. The exterior is wood siding w/a shingle roof & there was insulation blown into the walls at some point. This would make a great starter home or possibly for the handyman investor looking for an income property. LP tank is owned by B&B Gas & existing L.P. will be sold to the buyer at market price the day of closing.

TAXES: APPROX \$742.28/YEAR to be prorated to date of closing.

POSSESSION: at closing.

SHOWING: Call Josh Brecount, 319-470-8485, United Country Land Pros LLC-Cramer Realty, Inc.

TERMS & CONDITIONS: The Wanda Davies Estate will sell on a lump sum basis. This real estate is being sold "as is" with no seller disclosure since this is in an estate, Twenty percent (20%) of the bid price down. The balance will be due at closing. Bidding is NOT contingent upon financing.

ANTIQUES, PRIMITIVES, COLLECTIBLES: Red & White table w/chrome legs – wooden benches – old pictures & frames – German mantle clock - rocker – 4 drawer boiler – wire egg basket – church pew (shortened) – LP records - spoon collection - kerosene lanterns – several bed spreads drop front desk – 3 drawer drop front desk – drop leaf table – 2 small child's chairs – 2 stand tables – buffet – doll & cradle - copper – green depression glass – collectible glassware (Red, Blue, Clear, etc.) – Silver service pieces – Blue hen on nest – cookbooks.

LAWN & GARDEN ITEMS: Poly 2-shelf garden table – shop bench w/viser – metal park bench – lawn spreader – power pushmowers – flower pots – tomato cages – wooden stepladder – wheelbarrow – hand tools.

HOUSEHOLD ITEMS: Crosley 18 cu ft refrigerator – G.E. 7 cu ft chest freezer – Hot point LP gas kitchen range – Estate auto clothes washer – Roper elec dryer – curved front curio cabinet – glass front china hutch – halltree w/storage box – Fedders 5,000 BTU window air conditioner – chrome drop leaf table – wooden kitchen table – Craftmatic bed – queen size bed – hide-a-bed couch – 2 nightstands – 2 drawer dresser – daybed – kneehole desk – office chairs – entertainment center – bedding, linens, luggage – storage cabinets – chairs – end tables – floor & table lamps – Sharp TV – small flat screen TV – kitchen elec appliances & utensils – Numerous household items not listed.

TERMS: Cash or Approved checks • Proper I.D. • Not responsible in case of accidents • Porta Potty • Lunch by Ekle lunch wagon • Any announcement made day of sale over the auction block holds precedence over any advertising.

WANDA DAVIES ESTATE, MILTON, IA

CHRIS & TOM DAVIES, CO-EXECUTORS, KATIE MITCHELL, ATTORNEY FOR ESTATE

SALE CONDUCTED BY

FETT AUCTION SERVICE

AUCTIONEERS: Col. Gary Fett, 641-680-7828 - Col. Curt Fett - Col. Cody Fett
Josh Brecount, Broker - United Country Land Pros, LLC 319-470-8485