

AUCTION

FOR ALVIN "SLIM" VANWAARDHUIZEN

FRIDAY, JUNE 29TH • 5:30 P.M.

406 MCMARTIN ST. • BEAMAN, IA

REAL ESTATE (SELLS FIRST): Offering a nice one story 964 sq ft home w/a one car garage & a 24x32 heated building. This home is extremely clean w/many upgrades. A very well-built home (1940) w/additional usable space in the basement. A great opportunity to name your own price on a great home.

Current Assessed Value: \$60,550.00 Current Taxes: \$936.00 (HO)

Inspection Times: Wednesday, June 20th from 5:00-6:30 p.m. & Sunday, June 24th from 12:30-2:00 p.m. and two hours prior to the auction.

General Terms of Real Estate Auction: 10 % down non-refundable day of auction, rest due upon delivery of deed and merchantable title on or before 45 days. Taxes pro-rated to the date of closing. Closing Attorney: Douglas Beals, of Moore, McKibben, Goodman and Lorenz LLP. All announcements day of sale take precedence over printed material. Property is offered in it's As-is where is condition w/all faults. There shall be no warranties of condition expressed or implied. All information provided is from reliable sources, but not guaranteed by auctioneer/seller.



VEHICLE & GOLF CART: '08 Chevrolet Trailblazer (62,223 miles, new tires, automatic, 4200 Vortec, Sharp!); Yamaha Golf Cart (gas, windshield).

MOWERS, OUTDOOR, SHOP ITEMS, TOOLS: Dixon Ram ZTR (50" deck, 413 hrs, nice); John Deere 318 w/Snowblower (cab, 3 pt, hydro); Back Blade for 318; Craftsman Generator (5600 watts); 6HP Tecumseh motor; Campbell Hausfeld Air Compressor; Pickup Box trailer; bird baths; lawnmower wheels; MTD Snowflite Snowblower; lawn cart; leaf blower; pole saw; wheelbarrow; weedeater; pressure washer; Craftsman toolbox; battery charger; drill press; bench grinder; pipe wrenches; organizer bins; floor jack; 3/4" drill; horizontal bandsaw; hose & reel; router; wheel puller; scoop shovels; ext ladders; step stools; more..

EXTREMELY CLEAN HOUSEHOLD: Sanyo Flat Screen TV (60"); Sharp Flat Screen TV; Queen Bed; Chest of Drawers; Desk; end tables; sofa; glider rocker; swivel rocker; recliner; power lift chair; regulator clock; wedge radio; Appliances: Frigidaire Range; Frigidaire Refrigerator; Kenmore Washer & Dryer; Amana Deep Freeze; Small kitchen appliances; roasters; flatware; table & chairs; shop vac; fans; bull horns; small pool table; more...



NOTE: As Slim is in the care center, we will be offering the home & contents. All items are clean & well maintained.



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