

ONLINE-ONLY AUCTION

FOR DAVID AND MARILYN ROBERTS

LOTS BEGIN CLOSING SUNDAY JULY 8TH, 6:00 P.M.

ITEMS LOCATED AT 45 300TH ST. • RIPPEY IA

SELLING REAL ESTATE & HOUSEHOLD

REAL ESTATE (BEGINS CLOSING 6:00): Offering a 2,647 square foot, 3+ bedroom home on 9.5 acres in a convenient & quiet location. This home is ready for your touch. A beautiful wooded lot accompanies a well laid out unique home. Here is your opportunity to own a dream acreage at "your price".

Current Assessed Value: \$186,243.00

Gross Taxes: \$1869.99

Inspection Times: Wednesday June 27th from 5:00-6:30 p.m. and Sunday July 1st from 12:30-2:00 p.m. and two hours prior to the auction.



General Terms of Real Estate Auction: A 10% buyer's premium will be added to the high bid to determine contract price paid by buyer. 10% down non-refundable upon signed purchase agreement & acceptance by seller, rest due upon delivery of deed and merchantable title on or before 45 days. Taxes pro-rated to the date of closing. Closing Attorney: Finneseth, Dalen, and Powell, Perry IA. All announcements upon execution of purchase agreement take precedence over printed material. Property is offered in it's As-is where is condition with 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.

GARGE & OUTDOOR ITEMS: Dixon ZTR riding mower, Steele 10,000W Generator, Stihl Chainsaw, Stihl Weedeater, Wheelbarrow, Craftsman tablesaw, assorted hand tools, Dewalt Chop Saw, Air Compressor, Scroll saw, more . . .

ANTIQUES & COLLECTIBLES: Egg Baskets, MarX Train Set, Helmets, Yale Safe, Sewing Machine, church pew, marbles, balance, cream cans, license plates, character glasses, wall clock, steins, mantle clock, bell, corn sheller, old sleds, more . . .

HOUSEHOLD ITEMS: Maytag Range, Maytag Refrigerator, Deep Freeze, Kitchen items & small appliances, Chest of Drawers, Bedroom sets, Teak wood Cabinets, Dining room tables, more.

TERMS OF PERSONAL PROPERTY: Items will be available for preview on Wednesday, June 27th from 5:00-6:30 p.m., and Sunday July 1st, from 12:30-2:00 p.m. Pick up on Monday, July 9th from 4:00-8:00 p.m. Payment required upon pick up. You must pick up during the times allotted. We will accept Cash, Check or Credit Card. A 10% buyer's premium applies to all purchases. A 3.5% convenience fee for credit card charges.



800-373-2255

www.hallbergauction.com

Jason Hallberg Broker