

# AUCTION

## SATURDAY, JULY 14, 2018 - 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 208 W. WAPELLO, AGENCY, IOWA

**REAL ESTATE:** This property consists of a 2-bedroom, ranch-style home, with large living room, formal dining area, galley-style kitchen with breakfast nook & large 3-seasons room. Full finished basement with family room, half-bath & non-conforming bedroom down. Over-sized nearly half-acre lot with 20'x28' detached garage. If you are looking for a well-constructed home with many updates, be sure & make an appointment to inspect this property.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

#### REAL ESTATE WILL SELL AT 12:00 NOON

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

**APPLIANCES, PIANO, FURNITURE & ANTIQUES:** Whirlpool refrigerator/freezer; Amana auto. washer; Estate elec. dryer; Amana chest-type deep freeze; Beautiful Janssen spinet-style piano w/ bench; Phillips flat-screen TV; RCA 19" color TV; RCA 25" color port. TV; Panasonic component stereo; Amana microwave; Floral upholstered hide-a-bed sofa; 3-cushion tan upholstered sofa; Square dining room table w/extra leaf & 4 matching chairs; Square wooden library table; Queen-size bed w/mattress & box springs, bookcase headboard; Plaid upholstered 3-cushion sofa; (4) Lazy Boy recliners, like new; 3-cushion earth-tone upholstered sofa; Kirby upright vacuum cleaner; Wooden bookcases; Upholstered occasional chair; Newer curved-glass china cabinet; 8-place Community set of silverware, in case; 8-place Oneida set of silverware, in case; Floor & table lamps; Coffee table & matching end tables; 3-pc. bedroom suite incl. fullsize bed w/bookcase headboard, dresser w/mirror & 4-drawer chest; Quilt rack; Large asst. of pots, pans, dishes, coffeemaker, elec. skillet, Tupperware, asst. of cookbooks, crockpot, Corning Ware, silverware & other kitchen items; Kitchen stepstool; Collection of jello molds; Asst. of figurines & collectibles incl. snow globes, glass baskets, hen-on-the-next, cookie jars, Campbell's Kids, M & M collectibles; Pictures & frames incl. orig. oil paintings by Mr. Turpin, who was an accomplished artist; Large asst. of books incl. fiction & non-fiction; Double-door metal cabinet; 5-drawer chest; VCR; Music cabinet; (2) Table radios in wooden case; Office chair; Exercise equipment; Old guitar; Polaris telescope; John Deere & Schwinn 10-spd. bikes; Wooden glass-front display case; Antique countertop stone scales; Set of skis & poles; Set of snowshoes; Toboggan; (2) Old cameras; (3) Wooden straight chairs; Cedar chest; Double dresser w/mirror; Jewelry boxes; Blankets, bedding & linens; John Deere 10 Series pedal tractor; Antique double-door wardrobe; Old high chair; Antique plant stand; Antique library table; Old lantern; Jars; Old Outdoor Life magazines; Antique combination safe; Old tins; Antique solid-wood camelback C trunk.

**GUNS, SWORDS & COLLECTIBLES:** Winchester Model 62A 22 pump rifle; Winchester Model 37 20-ga. singleshot; Champion 410 single-shot; (2) Remington 22 bolt-action rifles; High Standard Field King 22 pistol; H & R 922 double-action 22 revolver. **GUN PERMIT REQUIRED FOR THE PURCHASE OF ALL FIREARMS.** Old swords; Army bayonet; Bow & arrows; Daisy air rifle; Asst. of knives incl. Case, old dagger & other knives; Ammo box; Canteens & other Army memorabilia; Clay targets; Weaver scope; Wizard 5-1/2hp high-wheel mower; Reel mower; 2-wheel dolly; 2T. floor jack; Large wooden antique machinist's tool cabinet; Large asst. of machinist's tools incl. micrometers, calipers, rulers & others; Alum. extension ladder; Asst. of hand tools incl. saws, hammers, clamps, wrenches, pipe wrenches, squares & levels; Hoes, rakes, shovels & forks; Metal detector; Hand garden plow; Stepladders; Wood-working tools; Circular saw; Wheelbarrow.

**AUCTIONEER'S NOTE:** This will be an extremely large sale with some very unique items, with an outstanding home, which is full of unique furniture, tools & collectibles. Be sure & attend.

**TERMS: CASH/ GOOD  
POSITIVE ID REQUIRED**

**CHECK MASTERCARD/VISA  
DEBIT/CREDIT CARDS**

All property must be settled for before removal - All items sold as is where is - Not responsible in case of accidents.

*Announcements made day of sale take precedence over any advertising.*

## ALAN (BUTCH) & MARTHA TURPIN, OWNERS

Steven C. Turpin, Executor



*Auctioneers:  
Jim Kosman  
Roger Clingan  
Todd Carroll*

**AL MARTIN REAL ESTATE & AUCTION CO.**

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[www.almartinauction.net](http://www.almartinauction.net)

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