

# ESTATE AUCTION SATURDAY, JULY 17, 2021

Sale to be conducted at the property located at

411 South Water Street, Birmingham, Iowa (Auction signs posted)

**PROPERTY TO SELL AT 12:00 NOON:** This property consists of a very well kept ranch style, 2-bedroom home with a full bath. This dwelling has an eat-in kitchen with homemade cabinets, living room that expands into the 2nd bedroom by opening a pocket accordion door, laundry room, a back porch and an attic for storage.

This home has gas forced air furnace, central air, is served by city water, sewer and gas, has replacement windows, vinyl siding and a front porch. This home is situated on a level double corner lot, has a 2-car detached garage with extra heated workshop area, a barn style shed with concrete floor with extra sturdy loft area for storage. Also on this lot is a portable storage shed, a garden spot and a useable well.

**TERMS:** 20% down payment due day of sale. Balance due upon delivery of abstract accompanied by court officer deed. Real estate taxes will be prorated to date of possession. Possession given upon settlement.

**VEHICLES, TRACTORS, MOWER:** 2006 Chevy Silverado C1500, 2WD, V8, 2 dr, 48,557 miles; 1991 Chevy Caprice, V8, 187,805 miles; Allis Chalmers D14 w/loader; Allis Chalmers 1951 CA parade tractor-pristine condition; (2) AC 2-bottom plows; AC 5 ft blade; barge box; 2-wheel trailer; Dixon riding lawnmower; pushmowers; log splitter; front & rear tine tillers; snow-blowers; chipper/shredder.

**FURNITURE:** Buffet; (2) rocker recliners; Duncan Phyfe drop leaf table w/leaves & 6 chairs; marble top coffee table; hide-a-bed; cedar wardrobe; 4-piece bedroom set; cedar chest; kitchen table w/chairs.

**TOOLS:** Craftsman items-rolling 2-pc tool chest, other tool chests, radial arm saw, tablesaw, sander, drill press, bench grinder, drill driver & wheelbarrow; Rockwell sander, router & porta plane; Milwaukee angel grinder, circular saw, sawzall & drill; Delta planer; Stanley mitre saw; Foley saw filer; Stihl weedeater; 4HP air compressor; cement mixer; pump jacks; 3T floor jack; stepladders; extension ladder; pipe wrenches; LOTS of hand tools & hardware; cut off tools; log chains; brooms; shovels; spades; post driver; bar clamps; saws; chisels; c-clamps; hammers; bars; electrical & plumbing; drill bit sharpener; lg vice; live traps; cordless screwdriver; air tools; 2-wheel cart; several saw horses; battery chargers; scrapers; hoe; pitchfork; rolling scaffolding; tile cutter; wood planes; fertilizer cart; garden seeder.

**HOUSEHOLD & MISC:** Frigidaire upright freezer; Amana refrig freezer; Dexter cast iron bookends; International Sterling candleholders, set of silverware & tea set; fine china; linens; bedding; glassware; Currier & Ives dishes; collection of S & P's; Pyrex; kitchen items & bake ware; small Century safe; sheet music; manual typewriter; (2) old flags-one dated to 1918; Seiko Anniversary clock; Birmingham Eagle annuals; local advertising; costume jewelry; pocket knives; binoculars; window AC; treadmill; tomato cages; Char-Broil grill.

**PRIMITIVES & ANTIQUES & POTTERY:** Edison phonograph w/50+ cylinder records in cabinet; Western 2 & 3 gal crocks; Marshall Pottery 2 gal crock; unmarked 6 gal crock; 2 gal bean pot w/lid; Fram Filter Service advertising thermometer; Oak Duplex #24 wood stove; trunk; pie safe; blue fruit jars; Crescent shortening tin; kerosene lamps; carnival glasses; roller skates in case; ladies hats; Seth Thomas mantel clock; corn sheller; portable platform scales; Stevens hat box; Sears Roebuck planer; Firestone bicycle; aluminum watering can; garden plows; tire breaker; rims; White Mountain ice cream maker; jack; Allis Chalmers seat, fender & gas tank; potato & Purina burlap sacks.

**ALL ITEMS ARE EXTREMELY WELL CARED FOR & IN "LIKE NEW" CONDITION!!!**

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Lunch served by Packwood TTT

**VAN FILSON ESTATE - OWNER**

GREG MILLIKEN

**AUC<sup>!</sup>ION**



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RESPONSIBLE IN CASE  
OF ACCIDENTS.



ALL  
ANNOUNCEMENTS  
MADE SALE DAY TAKE  
PRECEDENCE OVER ALL  
PRINTED MATERIAL

ASSOCIATES, L.L.C.

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