

# PUBLIC AUCTION

Selling house, tools and contents

Sunday September 8th starting at noon.

Located at the property 504 West Section Street, What Cheer Iowa

**Directions:** coming into What Cheer from the south on Highway 21 take the first street to the west and will be last house on the south. Coming into What Cheer from the north on Highway 21 go south to the last street going west and will be last house on south side of road. Watch for auction signs.

As we are moving we will sell at public auction the following items including the house and lot. Legal description of the property is 166' N & S X 152' E & W in NE corner NW NE all in Section 16 West Township 76 Range 13

**Real Estate Terms:** 15% down on property day of sale. Balance due at closing with deed and abstract. Taxes will be prorated to day of closing.

## House will sell at 2:30 pm

The property is located at 504 West Section Street in What Cheer, Iowa. It is a single story home on a partial basement that includes a single car garage and storage shed. The property is assessed by Keokuk County at \$25,270.00 and property taxes are \$574.00 per year as of last certification. Lot size is 152,00 feet by 166.00 feet or 0.58 of an acre with the house being built in 1910 and having a gross living area of 1,008 square feet. Home has newer metal roof and electrical panel. Buyer will pay 15% down day of sale with the balance to be paid at closing which will take place within 60 days. **Special note:** Buyers will be responsible for any repairs to the septic system.

**Tools & Misc:** Coleman PM 1500 gas generator; gas transfer pump; Snapper riding lawn mower; Ryobi Scroll saw; 3 bikes; 2 push mowers; chain saw; aluminum ladder; elec. weed eater; extension cords; gas cans; grinder on stand; LP tank heater; weed burner; wheel barrow; lots of yard tools; set of 4 large 6in. casters; log chains; old table saw; levels; hydraulic jacks; tarps; Elec. drills & saws; 2 wheel dolly; hay fork; some traps; Live trap; well pump; lumber; gas grill; 2 rolls of wire; roll of 1/2 inch cable; tomato cages; air grease gun; squirrel cage fan; Igloo coolers; 2-40 lb LP tanks; lantern; step ladder; pile of scrape iron; shop vacs.

**Household:** desk; china hutch; very nice area rug; old oak clothes cabinet; white kitchen cabinet; meat grinder; wood rocker; lots of needle point items; microwave; retro furniture; round oak table with chairs; Ice cream maker; several wicker items; folding chairs; crock pot; cake stand; exercise bike; several granite roasters; pressure cookers; canning lids; jars of buttons and thread; totes of fabric; linens; picture frames; camp table; luggage stands; Christmas items; canning jars and lids.

**Collectables:** Tom Sawyer music book; Elgin 6 horse boat motor; quilting frame; old 4 drawer dresser; metal bed frame; old mirror; old trunk; Indian dolls; 2 nice miner lamps; couple of old wood doors and windows; wood tool box; galvanized buckets; large show box; metal tractor seats; old bottles; large barrel of knives; one man buck saw; horse shoes; old fish pole; lots of old tools; galvanized wash tubs; old wringer washing machine; old porcelain double sink; sad iron; old hand crank grinder; several old wood pulleys; advertising burlap bags; old hat boxes & hats; several wood advertising boxes; apple baskets; oil lamp; glass jugs; old luggage; old wash stand rack; cigar boxes; old tins; gold bond stamp books; wooden bucket; old high chair; Hess toy truck bank.



## Owner Bobby D Hazen

**Note:** There are boxes that have not yet been unpacked. Contents unknown.

Terms are cash or good check. Announcements day of sale take precedence over prior advertisement. There will be food on site. Not responsible for accidents. All warranties are between the buyer and the seller. We act as agents only.

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