

ESTATE AUCTION

SUNDAY, OCTOBER 13TH • 12:00 NOON

Located at: 507 Elm Street • Eddyville, IA

REAL ESTATE: This Property Consists of a 1 Story Frame Home, 3 Bedroom, 1 Full Bath, 1 Shower Stall Bath, 1,128 S.F. of Living Area, Full Basement, Gas Heat & AC, Built in 1898. 192 S.F. Deck on Back & Front Porch Also 24'x26'. Detached Garage & a 12'x24' Detached Garage, All Sitting on a 132'x132 Lot. Very Nice, Well Maintained Property, Ready to Move Into. No Water in Basement in 1947 or 1993. Around 2 Blocks From Elementary Building.

TERMS: 20% Down Day of Sale. Balance Due at Closing w/Deed & Abstract. Taxes will be Prorated to Day of Closing. Anders Law Office Will Handle Closing. Sells As Is & Subject to Approval. To Inspect Property or Any Question, Call Auction Service.

REAL ESTATE SELLS AT 2:30 PM

LAWNMOWER & TOOLS: Stanley 17.5HP, 42" deck riding lawn tractor; 42" lawn sweep; Yard Machine elec start 10HP, 24" snowblower; front tong tiller; Craftsman 32cc gas weedeater; Foley 6" jointer planner molder; Craftsman 1/3HP drill press; LP gas heater; Cal-Halk bandsaw; disk & belt sander; Craftsman 1HP 10" tablesaw; Craftsman tabletop wood lathe; set of lathe knives; Craftsman 10" radial arm saw; Craftsman router & table; Wards port air compressor; Delta bench grinder; Keller 8' fiberglass stepladder; other stepladders; B&D lawn edger; garden tools; 2 wheeler wheelbarrow; push cult; lawn seeder; leafblower; car ramps; misc lumber; bar clamps; wood dowels; battery charger; Craftsman chainsaw; sandpaper; blower fan; wet sharpener; Workmate workbench; ext ladder; drill bits; hole saw set; hand tools; sawblades; hardware.

AUTO & BOAT: 2003 Chevy Trailblazer 4 dr, full power, 4x4, like new tires; auto; 4200 vortec motor; approx 101,000 miles, in good cond; 14' wide flat btm boat, 2 yrs old; live well pumps; boat trailer w/low hr Mercury 15HP outboard; rods, reels & fishing equip; tackle & tackleboxes.

GUNS: Remington model 770, 270 bolt action w/Bushnell scope; Savage model 842, 30-30 bolt action w/Simmons scope; J.C. Higgins 22 semi auto Vinnel stock w/scope; Sturm Ruger 22 revolver; 22 cal, 30-30 & 270 ammo; must have permit to buy guns.

APPLIANCES & FURNITURE: Maytag washer; Kenmore natural; gas dryer; Sears Kenmore 21 chest freezer; Brown Signature refrigerator; large C rolltop desk; nice oak frame futon; computer desk; office chair; queen size bed, comp; full size bed, comp; matching end tables & lamps; (2) swivel rockers; entertainment center; meta; desk; wooden kitchen table; sewing machine desk; Sanyo TV; 3 cushion sofa; easy chair w/footstool; weight machine; exercise bike.

COLLECTIBLES & HOUSEHOLD: Hotel commode w/mirror & towel bar; 2 dr, 2 drawer painted cabinet; oak leather seat rocker; enamel top table; 8'x11' antique Persian rug; croquet set; marbles; barn lantern; Will Rogers & other old books; stamp collection from 1860-1950 from different countries; kitchen chair; table; (4) wildlife prints; Christmas items; pictures; sewing items & material; tablecloths; cigar boxes; air mattress w/pump; bedding; carpet cleaner; Singer port sewing machine; stereo & speakers; luggage; radios; golf clubs; coal bucket; bird bath; Coleman camp stove.

OWNER: FRANK & MYRTA FAIRCHILD

**ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ADS.
NOT RESPONSIBLE FOR ACCIDENT OR THEFT.**

TERMS: CASH OR GOOD CHECK. LUNCH ON GROUNDS

AUTO, BOAT, LAWN TRACTOR & GUNS WILL SELL FOLLOWING REAL ESTATE

SINNIF AUCTION SERVICE

AUCTIONEERS: J.D. Sinnif - Don Zook

Cell: 641-799-3615 B: 641-933-4557

website at www.sinnifauction.com

We Sell It All At Any Location