

SUTHERLAND REAL ESTATE & HOUSEHOLD GOODS AT Auction

**Saturday,
May 1, 2010
10:00 am**

Real Estate will sell at 10:00 AM. Personal property to sell immediately following.
Location: 104 West 3rd Street, Sutherland, Iowa. Located directly north of the park. Auction signs will be posted. J & T Lunch on grounds. Restroom facilities available.



General Description: Selling will be a nice two-bedroom ranch-style dwelling with an attached single-garage with an electric opener. There are 1,384 square feet. The dwelling was built in 1956. The kitchen has very nice oak cupboards, a built-in Maytag dishwasher, a stove and a refrigerator. There is a living room with a built-in wall air conditioner and a built-in hutch. There is a front entry with a closet and a built-in hallway cabinet. There are two bedrooms. One has a nice walk-in closet; the other has a closet with built-in drawers. There is a full bath with shower, a large utility room with entry to garage. The main floor of the home is all carpeted. The home has a full basement with shower and toilet. Also located here is a Wards gas hot water boiler furnace, a 40-gallon gas hot water heater and a water softener. The exterior has asphalt shingles and steel siding. There is also a single detached garage in the back of the dwelling and also an open covered concrete patio.

Legal Description: Lots 16, 17, 18, 19, 20 and 21 in Block 4 of the Original Town of Sutherland, O'Brien County, Iowa. The lot size of the property is 100 feet by 150 feet. The exact legal description will be according to the abstract.

Real Estate Taxes: The net real estate taxes on the property are \$866 per year. The taxes will be prorated to the buyer to the date of possession based on the current taxes. Abstract will be continued to date. The seller guarantees a clear and marketable title on the property.

Terms: 10 percent down the day of the auction. The balance will be due on or before June 1, 2010.

Possession: June 1, 2010

Open House: An open house will be held on this property on Tuesday, April 20, 2010 from 5:30 pm to 6:30 pm. If this is not convenient please contact the auction company at the phone numbers listed below or Todd Hattermann (712) 348-0111 for an appointment to inspect the property.

Auctioneer's Note: This nice ranch-style home is very well located on a large corner lot close to downtown and adjacent to the city park. The home has been kept in a good state of repair. Make plans today to attend the open house to view the interior of this home.

Please Note: The real estate will be sold at 10:00 am on May 1, 2010. Directly following the real estate auction will be the personal property auction.

Note: This property is being sold "as is." All announcements made the day of the auction will supersede all previous advertised information. All information was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Auction company acts as agent for the seller.

The property is being sold "as is - where is." There are no warranties expressed or implied.

Snowblower

-Bolens snowblower, 4HP, two-stage, 20-inch

Electric Scooter

-Pride Mobility three-wheel electric scooter

Furniture

- Three-piece bedroom set consisting of Queen-size bed, dresser w/ large mirror, and chest of drawer, set has carvings and pillared bed frame, bed is an electric adjustable bed
- Four-piece bedroom set- Double bed, dresser, chest of drawer, and nightstand
- Contemporary oak table w/ leaves and four chairs on rollers, good condition
- Contemporary oak four-tier stacked glass door bookcase, excellent condition
- 20' x 20' pillared leg table
- Duncan Phyfe dining room table with six chairs, leaves and pads
- Entertainment center
- Computer desk
- Contemporary oak glider rocker
- Three cushion sofa, blue, w/ recliners
- Pride lift chair
- Lazy boy glider/rocker/recliner
- Lazy boy rocker/recliner
- End tables
- Metal folding chairs
- Floor lamps

Collectibles

1934 John Deere Collectible Book - "Better Crops at Lower Costs with John Deere Quality Farm Equipment"

- Antique book - The Bells by Edgar Allan Poe, 1881
- Antique book - Lee and Shepard, 1876
- and other books
- Small pink depression bowl
- Nice carnival glass candy dish w/ lid
- Set of Noritake dishes
- and other collectible glassware items
- Seth Thomas grandfathers clock w/ oak cabinet
- Three-gallon Redwing crock
- Museum Thomas series phonograph w/ AM/ FM radio
- Collectible numbered plates
- Rhythm Anniversary clock, nice
- Precious Moments items
- Confederate States of America \$10-bill
- Elgin pocket watch
- Quilts

Appliances

- Maytag Refrigerator/Freezer, 18.6 cu. ft.
- Deep Freezer
- Maytag washer, almond in color
- Amana electric dryer

Household Miscellaneous

- Studio #360K knitting machine
- Babylock Pro-line electronic serger
- Pfaff portable sewing machine
- Quilt rack
- Many knitting needles
- and other sewing items
- Sylvania combination TV/VCR, 12-inch.
- Zenith 27-inch color television w/ remote
- Magnavox 13-inch. color television with remote
- JVC portable AM/FM boom box w/ CD player
- Lexmark X73 copier/scanner
- Dell computer w/ monitor
- Sharp microwave
- Rotisserie oven
- Large assortment of nice stem glassware
- Cups and saucers
- Two-drawer metal file cabinet
- Pots, pans, dishes, kitchen utensils, silverware
- Toaster bread maker
- Tupperware
- Glasses
- Many cookbooks

- Stainless bowls and pans
- Small electric kitchen items
- Snack set
- Sentry combination fire safe
- Oreck air purifier
- Handicap walker
- Lasko upright fan
- Radio Shack police scanner
- Table lamps
- Wall pictures
- Figurines
- Bedding Linen items
- Embroidered towels
- Doilies
- Stuffed Christmas bears
- Record albums

Miscellaneous

- 6' wooden step ladder
- Battery charger
- Fishing rods and rails
- 16' wooden ladder
- Greyhound toy wagon
- Garden tools
- Bird bath
- Picnic table
- Glider patio bench
- Misc. hand tools
- Many other misc. items

Terms: While every effort has been made to ensure the accuracy of this listing, no responsibility is assumed for additions, deletions, or corrections to this ad. All merchandise sold "AS IS" with no warranties expressed or implied by auctioneers, no exceptions! Auction Company acts only as an agent between seller and buyers. No items removed until settled for. Not responsible for accidents. All announcements made sale day take precedence over printed material. Picture I.D. required for bidder's number, local checks and cash accepted.

View our web site for this auction and future auctions at www.vanderwerffandassociates.com

Nancy Ebert Estate - Owner

Sale Arranged and Conducted by:

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