

PAULLINA RESIDENTIAL REAL ESTATE & PERSONAL PROPERTY AT Auction Saturday, May 22, 2010 10:00 am

Real Estate will sell at 10:00 am with Holck personal property immediately following.
Personal Property items consigned from Irene Painter to be sold immediately following Holck items.
Location: 207 N. Main Street, Paullina, Iowa.



GENERAL DESCRIPTION: Selling will be a 1 1/2 story two-bedroom home with 1,284 square feet. On the property is a detached double garage, 18' x 24' with concrete floor and an electric overhead door. The main floor of the home consists of a kitchen with a gas stove, built-in dishwasher and a window air conditioner. The dining room has two built-in cabinets with leaded glass doors. The living room has a gas converted fireplace. There are two bedrooms with closets on the main floor as well as a remodeled full bath, a utility room with closet, a front entry/enclosed front porch, and a side entry door on the north side of the home. There is a full basement with an Amana gas forced air furnace and a Reliance 40-gallon gas water heater. The home has a large full attic with wooden floor. The living room, bathroom and hallway have had recent new carpet. The home has asphalt shingles.
LEGAL DESCRIPTION: The S 1/2 of Lot 4 and the North 5' of Lot 5 in Block 8 to the Original Town of Paullina, O'Brien County, Iowa. Lot size of the property is 55' x 145.5'.
REAL ESTATE TAXES: The net real estate taxes are \$374 per year. The taxes will be prorated to the buyer to the date of possession based on the current taxes. The abstract will be continued to date. 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 22, 2010.
POSSESSION: June 22, 2010.

OPEN HOUSE: An open house will be held on this property on Thursday, May 13, 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 at (712) 348-0111 for an appointment to view the property.

AUCTIONEER'S NOTE: June now resides in the Long House Care Center in Spencer, Iowa and has asked us to sell her real estate and personal property at auction. This is a great opportunity to purchase a two-bedroom home with a detached garage that is well located on Main Street. Make plans today to attend the open house on May 13, 2010 from 5:30 to 6:30 pm.

PLEASE NOTE: The real estate will be sold at 10:00 am on Saturday, May 22, 2010. Immediately 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.

THE FOLLOWING IS A COMBINED LISTING OF THE HOLCK AND PAINTER ITEMS TO BE SOLD AT AUCTION

COLLECTIBLES

Flat Irons
Kerosene Lamps
Metal Train Set w/ Metal Cars
Arvin AM Radio, Model #152T
Beveled Round Dresser Mirror
Mirrored Tray
Flat-top Truck - metal
Flat-top Truck - wood
Wooden High School
Sewing Rocker
Oak Rocker
Oak Child's Rocker
Marbles
Old Tins
Old Books
Apple Pattern Cookie Jar w/ Lid
Antique Lanterns/Lamps
Precision-built Clinton Engine
Old Scale
Carpet Beater

ADVERTISING ITEMS

Advertising from the Sioux File Perkins Bros. Company, Sioux City, Iowa
Metal Bank from Iowa State Savings Bank, Sioux City, Iowa

Pop Bottle Opener - Massmann and Phipps Recreation, Paullina, Iowa
Wall Advertising Items - Pauling's Grocery and Market, Paullina, Iowa

FURNITURE

Formica-top Kitchen Table w/ Four Chairs on Rollers
Kitchen Table and Chairs
Three-Piece Bedroom Set - Double Bed, Chest of Drawers, and Nightstand
Three-Piece Bedroom Set - Double Bed, Dresser w/ Mirror, Chest of Drawers, Waterfall Pattern
Chest of Drawers
Hall Tree
Wall Clock w/ Mirror
Sewing Machine in Cabinet
Two-Door Wooden Cabinet
Occasional Chairs
Four Kitchen Chairs
Card Table and Chairs

HOUSEHOLD

Near-New Front Load Whirlpool Washer, White in Color
Electric Dryer
Emerson 13" Color Television

Orion 19" Color Television w/ Remote
Zenith 25" Color Console Television w/ Remote
VCR
AM/FM Radios
Food Dehydrator
Bread Maker
Convection Oven
Electric Fans
Dehumidifier
Lamps
Many Sewing Items
Pictures Frames
Wooden Guitar
Area Rug
Plant Stands
Folding Chairs
Ruby Red Glasses and Bowls
Cut Glass Stemware
Snack Sets
Glasses
Beer and Shot Glasses
Glass Canisters
Pots and Pans
Plates
Bowls
Cookie Cutters
Tupperware

Electric Kitchen Items
Misc. Kitchen items
Linen Items
Record Albums
Christmas Tree and Decorations
Many Knick-Knack Items

MISCELLANEOUS

Leaf Blower
Craftsman wet/dry vac
Patio Swing
Patio Chairs
Girls 10-speed bike
20' Aluminum Extension Ladder
8' Aluminum Ladder
Wooden Ladders
8' Step Ladder
Step Ladder
Misc. Electric and Hand Tools
Older Craftsman Table Saw
Older Band Saw
Fishing Equipment
Canvas Tarps
Misc. Garden Tools

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

June Holck - Owner

Sale Arranged and Conducted by:

**Vander Werff
Associates, Inc.**



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Auctioneer

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Paullina, Iowa

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