

REAL ESTATE & PERSONAL PROPERTY **AUCTION**

Saturday, November 16 • 10AM
701 West Larson, Knoxville, IA



Here is a wonderful opportunity to own a well maintained 3-bedroom ranch home on a larger shaded 74.56' x 110' corner lot, zoned R-1, in a quiet neighborhood. Conveniently located only 2 blocks from a grade school and close enough to Knoxville Raceway that you could host campers in August Sprint Nationals to supplement revenue to pay property tax.

Auctioneer's Note: *This home has been owned by the Sterling family for over 61 years. Jack was highly mechanically inclined and made many improvements.* **REAL ESTATE SELLS AT 12:00 NOON**

- Super efficient hot water baseboard heat
- Two-car garage, one heated
- Newer vinyl siding
- Newer vinyl windows
- Most carpet less than 1 year old
- Most wall painting less than 1 year old
- 12' x 14' shed w/concrete floor & electric
- Water softener
- Dishwasher
- Huge walk-in closet
- Some new restroom fixtures
- Mature shade trees & nice landscaping
- 31 ft. of oak kitchen cabinets

Although working for a very motivated seller, they respectfully reserve the right to reject any and all bids. Property will be sold as-is, where-is, with no guarantees expressed or implied.

Brief legal description: Fairmeadows Lot #8

Terms: 10% down day of sale held by Johnston, Hicks and Griffith Trust with balance due at closing in approx. 30 days. Possession immediately upon closing. This sale is not subject to financing.

Taxes: \$2,082 per year, prorated to closing.

Closing Attorney: James V. Hicks

Tools & Equipment: 6' fiberglass ladder; 120v. elect. leaf blower; 2-wheel dolly; large outdoor canopy; pruners; 4" swivel vise w/anvil; plumbers bumper pipe vise; several primitive tools; plus more yard & garden tools.

Household: 30" white Amana natural gas range w/electric ign.; white Amana clothes washer; old frost free refrigerator; white Maytag electric dryer; black microwave; Sanyo stereo system w/speakers; Seth Thomas grandfather clock; 2-door glass front bookcase; plus some other small items.

Antiques and Collectibles: Cast iron Budweiser wagon with drivers, dog, wood kegs and 8 horses in acrylic case; lots of vintage costume jewelry and watches to include some gold pieces; Norman Rockwell framed print "The Plumbers"; Coca-Cola framed print; Jesse Barnes numbered framed print "Supper and Small Talk"; Antique hand planter; red pump jack; metal garden cultivator; 2-man saw & others; ice tongs; hay hooks; brass torch; Dietz lantern; several meat grinders; vintage pop bottle cappers; oil cans; metal tins; several match holders; oil lamps; vintage Minnie Mouse watch in case; vintage child's birthday tea set; die cast to include / Farmall F-12 tractor; Allis Chalmers model G; True-Scale Int. pickup; Lincoln ladies bike; china head doll; Hug Me Kiddie Pals sleepy eyed doll; vintage post cards; paper dolls to include Blondie & Dagwood; milk bottles to include Promised Land Dairy, Lambert Dairy Shop, Borden's, Meadow Gold, soda bottles; lots of older local advertising items and many others; vintage lighters; Auto advertising banks and miniature gas pumps; Bugs Bunny and Popeye gumball dispensers; Captain Kangaroo and Jimmy Crickets glasses; glass Snoopy and bear bank; vintage figurines to include a Girl Scout, Brownie, cats, dogs and others; vintage Pinewood Derby cars; collectible auto and cat plates; huge collection of Ty Beanie Babies and other Ty items; vintage Monopoly game and carom board; stamp collection; Better Homes & Gardens 1951 baby book; Uncle Tom's Cabin book; vintage LP's to include several Elvis albums; lots of 45's and cassette tapes plus many items too numerous to list.

Restroom available • Lunch by Saradough Breads

Beverly J. Sterling, Owner

View www.vandonsler.com for More Pictures.



Van Donsler Auction Company



Auctioneer: Rick VanDonsler 641-891-2222