

MANCHESTER IOWA

HOME & PERSONAL PROPERTY AUCTION

Lorraine Boffeli
Saturday
October 5, 2019
9:30 AM



Real Estate Auction First @ 9:30 AM followed by doll collection then remaining personal property.

Auction to be held outside at the residence @ 720 East Union Street located 1 block east & 1 block south of West Delaware High School

Auctioneer's Remarks

We're very pleased to be chosen to conduct this auction. Being 88 years young Lorraine has moved to the Good Neighbor Home and taken only what can fit into her room. As with most auctions we have listed mainly the larger items of personal property and are certain there will be many items selling not listed in advertising.

Real Estate Auction Terms

Cash Sale. The highest bidder will pay \$5,000.00 sale day as irrevocable earnest money and sign a Written Confirmation Of Sale Of Real Estate At Public Auction (purchase agreement) which will call for the unpaid balance to be paid in full on delivery of deed and merchantable abstract of title anticipated to be late October to early November. Possession upon delivery of deed, merchantable abstract and final settlement.

Net annual real estate taxes of \$634.00 (which is after senior credit & homestead) will be paid current and the remaining amount owed by seller will be prorated to date of settlement. Closing will occur at the offices of Waterhouse Realty & Auctioneers @ 1624 220th Street, Manchester, Iowa.

Purchase is made without buyer contingency of any kind including if desired your tests or findings for radon or asbestos (which must be at your expense and completed by you prior to bidding on sale day). Further your purchase is based solely on purchaser's judgment selling "as is where is with all faults and/or merits known or unknown, seen or unseen". All measurements, descriptions, and other details have been obtained from sources deemed reliable. Verification of any or all items are considered to be made by prospective purchaser's finding of facts, both off & on premises. The Seller, Seller's Legal Counsel and Fiduciaries, and the Auction Firm assume no liability for errors and/or omissions. Waterhouse Realty & Auctioneers is acting as a Seller's Agent only. All items of personal property remaining on property day of possession becomes that of the purchaser without further payment from purchaser to seller or reimbursement from seller to purchaser.

Final sale is subject to confirmation of the owner, however, we strongly suggest you do your fact finding, make your financial arrangements, and attend this auction prepared to be the new owner as we believe due to all circumstances this home will sell in a price range that should be attractive to most anyone don't be an "I should have" be prepared to take advantage of this opportunity.

General Description

Per Delaware County Assessor data: 1 story 960 square foot frame home built in 1958 with full basement; breezeway leading to 1 car garage; 75' x 145' lot. Main level consists of 2 bedrooms; kitchen; living room; full bath. The home has gas furnace + central air; flooring consists of hardwood & carpet. Cement block foundation; toilet and non working shower in basement; newer furnace, newer water heater, & newer electrical service. Whether agreed or disagreed the home & garage are located within the newly created 2017 flood zone and a sump pump has been placed in the basement. The home is neat & clean (non-smoking) and other than items of your own personal taste it appears to be "move in ready".

Real Estate Open House

Saturday September 21st from 8:00 AM to 9:00 AM and Wednesday September 25th from 5:00 PM to 6:00 PM

No Private Showings

DOLLS & RELATED ITEMS SELL FOLLOWING REAL ESTATE @ APPROXIMATELY 9:45 AM

You can see a list of approximately 40 dolls on our web page. Most are NIB or mint

The majority are Barbie or Barbie Friends - - - - and also a 1982 19" Diana with 6' train + veil & Prince Charles Wedding Dolls (Danbury Mint)



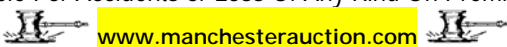
APPLIANCES – FURNITURE – HOUSEHOLD ITEMS

medium size white refrigerator with top freezer
white Crosley HD electric clothes dryer
white Kenmore large capacity clothes washer
older 4 burner gas stove
small chest freezer
2 microwave ovens
Whirlpool dehumidifier
2 walnut grain lighted curio cabinets
a few scale models
entertainment console
floral upholstered bench
table lamp
walnut grain end table
books including cook books & health/nutrition books
games, puzzles, VCR tapes, DVD's
shelving
Christmas decorations

2 exercise bikes
garden hose & container
16' aluminum extension ladder
5 drawer chest of drawers
double bed (complete)
single bed (complete)
occasional chair
drop leaf table with 2 leaves
kneehole desk
folding tv trays
card table & chairs
rocking chair
wooden cupboard
table lamp
pots, pans, dishes
small appliances from kitchen
a few lawn & garden tools
plus many other items



Not Responsible For Accidents or Loss Of Any Kind On Premises At Anytime



WATERHOUSE REALTY & AUCTIONEERS

563 927-3660 Manchester, Iowa 563 920-0361 or 563 920-2082 Mobiles
AUCTION THE SOUND THAT MOVES MILLIONS PEOPLE & DOLLARS