

**Earlville, Iowa Residence
Earlville, Iowa Storage Building
OFFERED IN 2 PARCELS**

REAL ESTATE AUCTION

Sharon M. Fischer Estate

Wednesday May 2nd, 2018 @ 5:00 PM

Real Estate Auction First Followed By Personal Property

**To be held outside at the residence 416 North William Street - Earlville, Iowa
just south of Old Highway 20 and 2 blocks east of the convenience store
(no lunch wagon - - stop at the convenience store)**



Parcel 1 – 416 North William Street

Assessor data shows ranch style home with gross living area 1,144 square feet on a 132' x 122' lot with an oversize 1 car attached garage with automatic overhead door - - and the house has a steel roof. Main level has 3 bedrooms, kitchen with side dining area, living room, bathroom with tub, some hardwood floors & some carpet. Poured concrete basement is not finished but has a cedar closet plus a toilet & sink. Energy efficient furnace appears to have been installed in 2007. We believe this is a non smoking and one owner home. A platted city alley separates this from Parcel 2. The garage on this Parcel encroaches approximately 3 feet over the northerly boundary of the neighbor's property to the south. Through a "good neighborly act" those neighbors have now granted an easement that continues this encroachment for as long as the garage is in place. Stove, refrigerator, washer & dryer remain with the property. Current annual real estate taxes \$1,926.00



Parcel 2 – North Earl Street

Located directly east of Parcel 1 and separated by a platted city alley. Assessor data shows a 1600 square foot quonset building on a 125.40' x 132' city lot which is accessed from North Earl Street. The building has a concrete floor and automatic overhead door - - appears to have recent exterior steel siding/roof; a furnace of questionable condition, a sink which leads us to believe there might be water to the building but you should verify for yourself. The interior has been partially partitioned but we were informed that at one time it was not partitioned and used for vehicle storage. Current annual real estate taxes \$416.00

INSPECTION FOR REAL ESTATE ONLY

No private showings. We will have the building and the house open for inspection on Wednesday April 18th from 5:00 PM to 6:00 PM and again Saturday April 21st from 7:30 AM to 8:30 AM

Auctioneer's Remarks

We are very pleased to be chosen to conduct this auction on behalf of this Estate. Due to all circumstances in place we believe this presents an opportunity to purchase at auction real estate in this good strong small community. Though selling subject to approval of the Executors and The Court, we firmly believe the property will be sold so be prepared to be the new owner(s).

AUCTION TERMS

Cash Sale. Parcels will be offered separately and not combined. Parcel 1 (the residence) will be offered first followed by Parcel 2 (the storage building). The highest bidder for Parcel 1 will pay \$7,500.00 sale day and for Parcel 2 will pay \$3,500.00 as irrevocable earnest money and will sign a Written Confirmation Of Sale Of Real Estate At Public Auction (purchase agreement) which will call for the unpaid balance for each parcel to be paid in full on delivery of deed and merchantable abstract of title. One abstract of title will be provided for each purchaser. Possession upon delivery of deed, merchantable abstract and final settlement.

The real estate tax installment due March 30, 2018 has been paid by the Seller and the remaining real estate taxes will be prorated to the date of settlement. Closing will occur at the offices of Waterhouse Realty & Auctioneers acting as Seller's Agent only @ 1624 220th Street, Manchester, Iowa.

Purchase is made without buyer contingency of any kind and is based solely on purchaser's judgment selling "as is where is with all faults and/or merits known or unknown, seen or unseen". Inasmuch as this property is selling for an Estate no Property Disclosure Statement is required and therefore none will be provided nor does Seller have or is aware of any radon test and any such test is considered to be made by prospective purchaser prior to auction day. Any purchaser's finding of facts, both off & on premises and will not change or alter the "terms" of this auction. All measurements, descriptions, and other details have been obtained from sources deemed reliable. The Seller, Seller's Legal Counsel and Fiduciaries, and the Auction Firm assume no liability for errors and/or omissions. Real estate is selling subject to easements of record including but not limited to encroachment, roads and utilities. Final sale of either or both parcels is subject to confirmation of the owner & approval of the Court, however, we strongly suggest you do your fact finding, make your financial arrangements, and attend this auction prepared to be the new owner. All items of personal property remaining on premises day of settlement become the property of the Buyer without reimbursement from Seller to Buyer nor further payment from Buyer to Seller.

PERSONAL PROPERTY AUCTION FOLLOWING REAL ESTATE AUCTION



1995 Jeep Grand Cherokee Laredo V8 5.2 Litre 183,472 miles; Cub Cadet Series 1000 with 42" deck showing 532 hours; Emerson apartment size freezer; Maytag E2L wringer washer; bedroom furniture; tan double recliner; metal wardrobe; music cabinet with Queen Anne legs; 2 oak rockers; oak knickknack cabinet; 4 drawer file; tables; some bedding/towels; Sanyo flat screen TV; Oreck XL Classic sweeper; Kenmore sewing machine; 2 Little Giant folding ladders; trash cans; moving dolly; lawn & garden tools; plastic storage tubs; 100's of knickknack statues; miniature farm implements; more jewelry than what you'll find in most retail stores (selling in bulk); 760 Pumpmaster BB gun; Stevens 59A 410 (valid purchase permit required); plus more (expecting 3 to 4 hayracks loads of smalls).

Don't be deceived by size of ad as there will be many items selling not listed.

Sometimes Corrections/Additions Occur And If So They Will Be Posted On Our Web Site



www.manchesterauction.com

WATERHOUSE REALTY & AUCTIONEERS

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