

AUCTION

THURSDAY, JULY 9, 2015 | 4:00 P.M.

Four Bedroom Home on 5.02 Acres M/L

This 1 1/2 story, 1,938 sq.ft. home was built in 1920. The home features a large kitchen with refrigerator, electric stove & dishwasher, formal dining room with carpet (pine hardwood floors underneath) and living room with carpet. The main level bedroom has a closet along with washer & electric dryer. Full bath & closet.

Upstairs includes three bedrooms with closets and attic storage. Basement with Lennox hi efficient GFA furnace & central air, electric hot water heater & fuse box. The property has Rathbun rural water, a well (has not been used) & cistern. The home also has vinyl siding & replacements windows.

Included with this property is an attached single car garage, 16'x24' detached metal insulated garage with opener & hanging gas heater and large barn. All situated on 5.02 taxable acres M/L. Mediapolis School District. Mediapolis Telephone Service available with Hi-Speed internet.

Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, TV Antenna, Electric fireplace mantle
Not included: 1,000 LP tank, (3) portable lawn sheds, Lawn ornaments, All personal property.
TERMS: 10% down payment on July 9, 2015. Balance due at closing with a projected date of August 7, 2015, upon delivery of merchantable abstract and deed and all objections have been met.
POSSESSION: Projected date of August 7, 2015.

REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes

Gross:	\$1,159.00
Homestead:	\$113.10
Net Taxes:	\$1,046.00

Open House on Thursday, June 25th from 5-6 P.M.



Real Estate Sells at 5:00PM

WAPELLO, IOWA

Auction held onsite at 1183 Highway 61, Wapello, IA. Located 7 1/2 miles south of Wapello on Highway 61 or 5 miles north of Mediapolis on Highway 61.

SPECIAL PROVISIONS FOR THE REAL ESTATE:

- Seller shall not be obligated to furnish a survey.
- Due to this being a trust, the seller will be exempt from inspection and all Iowa septic system laws. Any inspections, upgrades, repairs, maintenance or other matters to the septic systems will be at the buyer's expense in accordance with Louisa County & Iowa Laws & regulations.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.



All lines and boundaries are approximate.

View website for more pictures & sale order!

SLEIGH - LP TANK - LARGE ANTIQUE TOOL COLLECTION

4 person open sleigh w/ single & double horse shafts; 1,000 gal LP tank; Lawnboy 4.5 Silver Series, self-propelled lawn mower; **Attention antique tool collectors!** Large antique tool collection featured on over 55 display boards of antique tools including: antique pipe wrenches, monkey wrenches, hammers, end wrenches, wood handled, makes including: JD, Moline, Oliver, Rock Island, Empire, Ford, Rock Island Plow Co, Deere Mansor & more!!; Master key collection; Collection of hatchets; Large & small oil can collection; Large dinner bell; Canes; Scythes; Pitch forks; Scoop shovels; Carpenters boxes; Numerous sockets & wrenches; Log chain; Jacks; Hickory smoker; Corn dryer; Old Tonka toys; JD pedal tractor, model D-65; Bee & Wasps hives; Ammunition boxes; Horse head post cap; Wood sled; Wheel barrow; Large hat collection; Conibear traps, long & double springs; (2) lawn carts; Antique DeLaval cream separator cabinet, wood w/ metal front; Monroe Shock metal cabinet on casters; Old farm implements to include: JD 3 bottom plow, JD 10' pull type wheel disc, JD 10' pull type disc, JD sickle mower.

FURNITURE

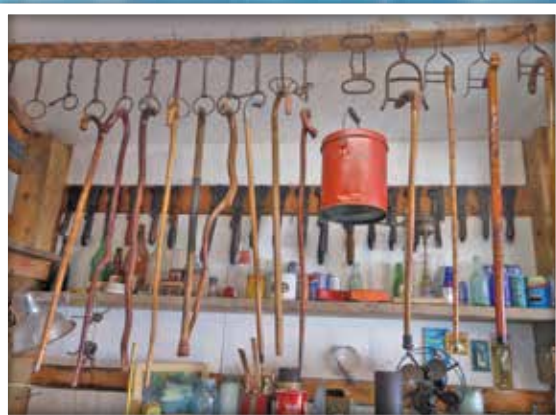
Antique 3 drawer dresser w/ mirror; Kitchen table & 4 chairs on casters; Drop leaf table & chairs; Duncan Phyfe Dining room table w/ 4 chairs, 3 leaves & pads; Glass front china cabinet; Glass front hutch; Corner shelf; Knick knack shelf; Couch; Coffee & end tables; Rocker with wicker bottom; Sanyo TV, TV cabinet; Antique gun safe; Cream can w/ pitcher pump; Victrola record player & radio; Console record player w/ 8 track; Double bed; Dresser; Candle maker; Sunshine Dairy, Burlington IA milk bottle; Gustafson Dairy, Burlington, IA box; Seagram's Canadian Whisky box; The Baxter Hatchery Box, Mt. Pleasant, IA; Several wood boxes; Old Pepsi thermometer; Pepsi clock; Old cigar boxes; Button collection, including Morning Sun 4th of July, 1973; Burlington Steam Boat Days buckle collection; Collection of John Frank-Frankoma Bicentennial plates; Several lawn ornaments; Sea shell collection; Salt & Pepper collection; Large assortment of cake pans; Kitchenware including glasses, pots, pans & kitchen utensils; Sentry 1380 floor safe; Record albums; Knick knacks; Vacuum; Lawn chairs; Poly lawn chairs; Coolers; Antique malt shake mixer; Locker; Wash tub; 28 folding chairs



Merle 'Pete' Kerr was an avid collector of ANTIQUE TOOLS of all varieties. Don't miss this auction!



OVER 55 DISPLAY BOARDS



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KERR FAMILY TRUST
 WILLIAM R. JAHN, JR. - ATTORNEY FOR SELLER



LOUISA COUNTY REAL ESTATE & PUBLIC AUCTION

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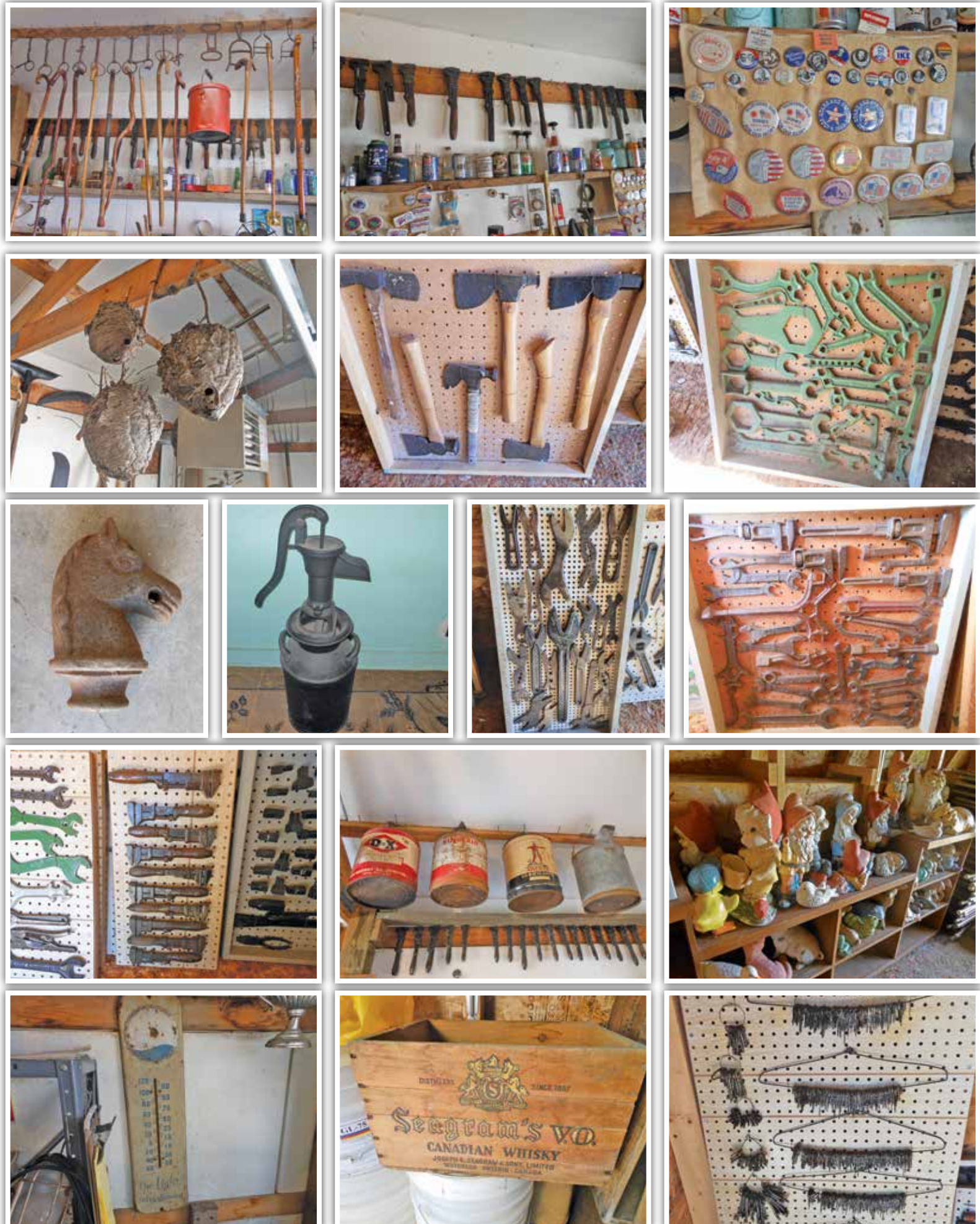
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