

REAL ESTATE, VEHICLE, & HOUSEHOLD

AUCTION

Lloyd & Mildred Ingalls Estate

Sale site: 150 E Des Moines St, Birmingham, IA

SATURDAY, MAY 19, 2018 at 10:00 am

REAL ESTATE



**150 E Des Moines St
Birmingham, IA**



Don't miss the chance to own this Birmingham home. This 3 bedroom, 1 bath home is situated on a large lot. This home has an open floor plan between the dining room and living areas would be perfect for entertaining. This home also features an eat-in kitchen, entry way with open staircase, separate laundry room on main floor, bedroom with walk-in closet and enclosed back porch. Refrigerator and stove are included. Two car attached garage. Call Mike at 319-288-0704 to schedule a viewing.

Year Built: 1895 Siding: Vinyl
Bedrooms: 3 Roof: Asphalt
Bathrooms: 1 Lot Size: 132 x 99 (0.3 acres)
Taxes: \$474.00 (2017-2018) Brief Legal: E 1/2 LOT 9 & ALL 10BLOCK 5

-TERMS & CONDITIONS-

- METHOD OF SALE: Will be sold as lump sum.
- DEPOSIT: 20% of the final bid price will be paid on the day of the sale with the balance due in cash upon delivery of deed and abstract showing merchantable title.
- PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any alterations to the agreement.
- TAXES: Prorated to date of possession based on the last available tax statement.
- CLOSING: On or before July 3, 2018.
- POSSESSION: To be given at closing.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. Greiner Real Estate & Auction is an agent for the seller.

- Additional Provisions:
- Seller shall not be obligated to furnish a survey.
 - The real estate is selling subject to any and all covenants, restrictions, encroachments, easements, as well as all applicable zoning laws.
 - If future site clean-up is required it shall be at the expense of the buyer.

Brokerage: Greiner Real Estate & Auction LLC, Richland, Iowa. 319-694-4522
Licensed to sell real estate in Iowa.

Sale conducted by:



VEHICLE



1996 Buick Lesabre

Showing 123,344 miles.

Cash or good check. Sold as-is, where-is. No buyer's warranty provided.

HOUSEHOLD



- yard roller
- step ladder
- block n tackle
- one man saw
- two man saw
- potato fork
- shovels
- corn knife
- tools
- record albums
- book case
- day bed
- small desk
- 2 drawer file cabinet
- Hoover vacuum
- salt & pepper shaker collection
- dining room table w/leaf and chairs
- lift chair
- metal wardrobe
- crafting table
- Old Royal typewriter
- rocker recliner
- 2 couches
- wooden rocker
- coffee table
- end tables
- lamps
- small kitchen table
- milk glass
- large collection of Mar-Crest Daisy & Dot oven proof stone-ware
- walker
- Amana washer & dryer
- ironing board
- microwave
- cookbooks
- teapot
- Tupperware
- small flat screen TV
- lots of sewing supplies
- metal shelves
- sewing cabinet with old singer sewing machine
- maple bedroom outfit (night stand, head board, chest of drawers, dresser w mirror)
- china hutch
- other miscellaneous items

GENERAL AUCTION TERMS: CASH OR GOOD CHECK. Sold as-is, where-is. Not responsible for accidents or theft. All announcements made day of sale take precedence over ads.

**Donna Hickenbottom, Executor
Mike Brown, Attorney**

www.greinerrealestate.com



**Auctioneers: Mike Goehring, 319-288-0704
Myron Greiner, Broker**