

PUBLIC AUCTION

Saturday, April 27 @ 10:00 am

Located: 615 North Lake St., Lake View, IA



LEGAL DESCRIPTION: LAKE VIEW INC. LOT 8 BLOCK 27 ARMSTRONG'S 2ND ADD.

GENERAL DESCRIPTION: This is a beautiful single story ranch style home with attached double car garage located on a 70' X 150' lot with a 500 gallon LP tank. The house was built in 1981. It has 1454 sq. ft. living area, 3 bedrooms, 2 baths and full finished basement. In 2010 a new roof was installed and all windows were replaced between 2009 and 2012. House has an energy efficient Trane XE90 gas furnace and Trane XE1000 central AC unit. It is well insulated with steel siding. The kitchen has been recently remodeled. NOTE: This house is in an excellent state of repair, would make an ideal home for anyone and is located 900' from the lake shore.

TERMS of SALE: 10% down payment made day of sale with balance due in approximately 30 days. Successful bidder will be required to sign a standard real estate contract. Net taxes are currently \$2066.00 and will be pro-rated. All facts and figures have been researched by the auction company, but are not guaranteed of their accuracy. All announcements made day of sale take precedence.

Home will be sold promptly at 10:00am. For any questions or to view the property, contact Nancy Hunziker at 712-830-8840. Open House will be held by the family on April 13 from 10:00am – 2:00pm

2019 Chevy Equinox
bought new 12,000 mi., Cloth seats, PW, Power seats, 4 cyl.
VIN-HYM05901202401



Antique Furniture:

Buffet
Painted Dresser w/Hanky Drawers
Ornate Bed Headboard
4 pc. Bedroom Set
2 Cedar Chests
Wood Chairs
Quick Twin Wash Machine
Retro Enamel w/Wringer



Lawn & Garden Tools & Equipment:

Big Mow 3 wheel Rider Mower 8hp. 32"cut, 2 speed
Troy Built 24" 2 stage, 208cc Snowblower (near new)
Toro 22" SP Push Mower (like new)
Mantis Garden Tiller
Picnic Table

Household Goods:

2 4 Drawer File Cabinets
Dehumidifier
Upright Maytag Freezer
Kenmore Refrigerator
Whirlpool Refrigerator/Freezer
Kenmore Electric Stove
Fruit Jars/Lids (blue, clear)
Royal Jackson Dishware (silver trim)
Roll Top Desk
Bar Stools
Maytag Washer
GE Electric Dryer
Singer Sewing Machine
Shop Vac

Glider Rocker w/Footstool
Upholstered Rocker Recliner
Upholstered Chairs
End Tables
Stereo
Microwave
Rainbow Vacuum Cleaner
Pacific Silverware
Pie Carrier
Coffee Pot

Collectibles:

Avon Collection-Ruby Glass
Sessions Mantel Clock
Red Wing Crocks: 1-12 Gal. w/Handles; 2-2 Gal. and 1-3 Gal.
Several Western & Other Unmarked Crocks
Marbles
Egg Baskets
Meat Grinder
Old Toy Trucks
Kerosene Lamp
Children's Dish Set
Metal Doll House
Dazey Butter Churn
Enamel Coffee Pot
Cherry Pitter
Egg Scale



20 Round Alfalfa Hay Bales – 2023 Net Wrap

(Call Gary Langbein to view 712-661-9780)



Auctioneer's Note: The home will be sold promptly at 10:00am. The car will be sold immediately after the home followed by the rest of the auction items listed. This is a very nice offering of clean useable items and antiques. Home will not be open for inspection the day of the auction.

Janet Langbein Estate

Attorney: Kodi Brotherson/Becker & Brotherson Law Office, Sac City, IA
Executors: Nancy Hunziker 712-830-8840 & Gary Langbein 712-661-9780

Auctioneers: Steve Seidl 712-210-0209 & Chris Ludwig 712-830-9879

www.seidlauction.com or www.auctionzip.com to view more pictures

All announcements made day of sale take precedence over printed ads.

Terms of Sale: Cash or check with proper identification.