# PUBLICAUCTION

### Saturday, April 27 @ 10:00 am Located: 615 North Lake St., Lake View, IA



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

House will be held by the family on

#### **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

#### **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

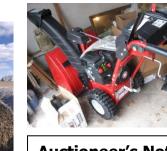
20 Round Alfalfa **Hay Bales** – 2023 **Net Wrap** 

(Call Gary Langbein to view

712-661-9780)









**LEGAL DESCRIPTION:** LAKE VIEW INC. LOT 8 BLOCK 27 ARMSTRONG'S 2<sup>ND</sup> 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.

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



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

#### **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 Scale

**Egg Baskets Meat Grinder Old Toy Trucks** Kerosene Lamp Children's Dish Set Metal Doll House **Dazey Butter Churn Enamel Coffee Pot** Cherry Pitter



**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.