



# ACREAGE, VINTAGE CARS & PERSONAL PROPERTY AUCTION

2363 WAUBONSIE AVE ~ THURMAN, IA FREMONT CO

**SUNDAY NOV. 3RD, 2019 @ 1:00 PM**

Directions from Tabor: Head West on Waubonsie Ave for 3.6 Miles and the sale will be on the North side of the road. Signs will be posted.

Please give us a call to view property!

**24.42  
ACRES**



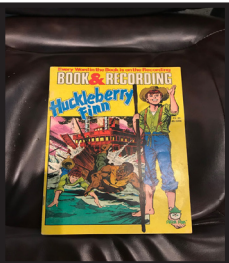
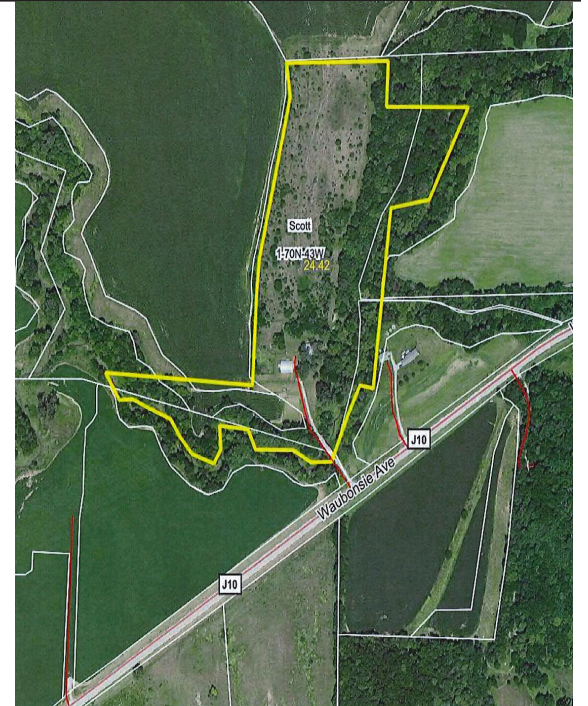
Home sells as-is.  
This home is a fixer upper

Acres: 24.42  
Total Living Space: 1888 Sq Ft  
Bedrooms: 4  
Bath: 1 Full Bath  
Age: 1900  
Style: 1 1/2 Story  
Water: Well  
Sewer: Septic  
Net Taxes: \$1,274.42 Per Year  
School District: Fremont Mills

**ACREAGE  
SELLS  
@ 3:30PM**



50'X60' QUANSIT BUILDING



### ANTIQUES

- \*Ansonia Clock Co. – Metal Clock
- \*Pottery Pitcher
- \*Oil Lamps
- \*Scale
- \*Edison Standard Phonograph
- \*Ice Box
- \*Westington Fan
- \*Hand Vacuum
- \*4 Rockers
- \*Cylinder Butter Churn
- \*Beveled Glass
- \*Foot Stool
- \*Dresser
- \*2 Pair Wooden Shoes
- \*Grand Father Clock
- \*Wooden Marbles
- \*Red Wing Beater Jar
- \*Tins
- \* (2) Stone Mill Wheels - Very Unique
- \*Africa Tribal Photos
- \*National Brass Cash Register
- \*5 Gallon Western Cocks
- \*Cowbell
- \*3 Saddles: 1 Herford, One Highback
- \*Tack

- ### ANTIQUE CARS
- \*1920 Model T- 3 Door Touring, All Original - SALE HIGHLIGHT!
  - \*1930 Model A – 5 Window Coupe, Executor states car may have an issue with the engine.

- ### BOATS
- \*14' Semi U Loweline Aluminum Boat with Trailer
  - \*17' Rally Fiberglass Boat – 140 Mercury Engine & Trailer

- ### TRAILER
- \*5' X 8' Utility Trailer with Ramps, New Tires

- ### TRACTOR
- \*International 560 Tractor - Gas - New Wheel & Tires on Rear W/2 Point Fast Hitch – New Idea Loader
- ### COLLECTOR'S
- \*New Idea Sign & Clock
  - \*Comic Books - Batman (3 comics in original plastic), Huck FlN, Romatic Secrets (in original plastic), Hot Rods, Army War Heroes
- ### GARAGE ITEMS
- \*Schwinn Deluxe Twin
  - \*Mens & Womens 10 Speed Bike
  - \*Log Chain
  - \*Squirrel Cage Fan
  - \*Charcoal Smoker
  - \*Fishing Poles
- ### TOOLS
- \*Scroll Saws
  - \*Dremel Belt Sander
  - \*Corded Tools
  - \*Miscellaneous Hand Tools
  - \*Wrenches
  - \*Engine Hoist
  - \*Pneumatic Jack
  - \*AV Compressor
  - \*Jack Stands
  - \*Battery Chargers
  - \*Router Table
  - \*Table Saw
  - \*Floor Jacks
  - \*Bench Grinders
  - \*ARC Welder
  - \*Wood Lathe
  - \*Woven Wire – New Roll

METHOD OF AUCTION: Acreage will be sold on a total dollar basis. TERMS: 10% down day of auction with balance due at closing on or before Dec. 12, 2019. Title insurance will be split between Buyer & Seller. ACCEPTANCE OF BIDS: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction. POSSESSION: At closing, on or before Dec. 12, 2019. AGENCY: Auctioneers Al Hughes & Jim Hughes Real Estate are agents for & represent the seller. All bidders will be considered customers, not clients. DISCLAIMER: Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other statements made. All information contained in the brochure and all related materials are subject to terms & conditions outlined in the agreement to purchase. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy or omissions is assumed by the seller or the auction company. All sketches & dimensions in this brochure are approximate & have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are the direction & discretion of the auctioneer.

## Seller: Bob Clapper Estate

**Auctioneer's Note:** Acreage is very private with a beautiful setting, fenced in pasture and nice size quansit building. Some very unique & collectibles. This will be a nice Sunday afternoon auction.

**ANNE STEELE, LISTING AGENT**  
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