

Household & Real Estate Auction

Margaret Sullins
Sunday Sept. 25, 2022
12:30 PM

Location: 700 Wallace St. Casey Iowa

Auctioneer Notes: Margaret and her late husband Robert have lived in this beautiful home for years. Margaret is selling her household items as well as her beautiful home at auction. If you are looking for a very well maintained well built home this is for you. Real Estate to sell at 1 PM. Home is offered AS-IS condition to only pre-qualified buyers. Read the conditions below for the Real Estate Auction. Look on website for complete photos www.wedemeyerllc.com

Personal Property Auction

Electronics & Appliances: small freezer, Sony & Vizio flat screen TV's, Eden Pure heater, Electrolux vacuum all attachments.

Furniture: Leather lift chair (tan), blue leather couch, end tables, cedar chest, jewelry armoire, computer desk, microwave stand, lamps, 2 queen bedroom sets, dresser/mirror & chests, China Hutch, round table/6 chairs/2 leaves.

Antiques & Collectibles: Holiday decor, Avon items,

Train Set: Lionel train cars in original boxes, grain elevator, church, bridge, water tower & more.

Miscellaneous and Kitchen: towels, linens, silverware, China, knick knacks, games, luggage, pots, pans, Tupperware, sleeping bags, bedding, pictures.

Tools, Yard & Garden: Leaf blower, B & D 7 1/2 in. band saw, shovels, ladders, garden tools, flower pots, Troy bilt self propelled mower/bagger, birdbath, patio set/umbrella/ cushions/4 chairs, Suncan cushion storage chest. Ratchet wrenches, 1/2 in. drive socket, pliers, hammers, misc. tools.



Real Estate

Open House 10am-12pm Saturday Sept. 10th

Address 700 Wallace St. Casey Iowa

Age: 1946

Lot Size: .47 Acres

Square Ft. 1637

Basement: Full 1056 s.f.

Bedrooms: 4

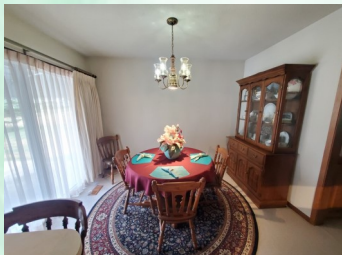
Bath: 1 1/2

Garage: 18 ft. x 20 ft.

Exterior: sided

Air: Central Air

Annual Taxes: \$2378



This iconic Casey home has long been known for its meticulous care and appearance. Located on the corner of a nearly 1/2 acre lot this property's main floor features a large living room with gas fireplace, flanked by built-in bookcases. The cabinet filled kitchen is equipped with built-in oven and electric cooktop. The dining area has doors leading to the back patio. You will also find the master bedroom, with walk-in closet, a full bath and second bedroom on this floor. On the second floor there is a 1/2 bath and 2 spacious bedrooms. Besides the large closets on this floor, there is also a huge storage room. The basement level is partially finished and features a large family room with wood burning fireplace, a craft room, laundry room, and a workshop in addition to the mechanicals. The home has a high efficiency furnace and is well insulated. There is also a one car garage connect to the house with a breezeway. This is an excellent opportunity to purchase a well-maintained home in a community that is in the beginning of revitalization!

Conditions: This sale is subject to all easements, covenants, restrictions of record and leases. Each bidder is responsible for conducting at their own expense all inspections, inquiries and other due diligence regarding this property. All property is sold AS-IS with no specific guarantees expressed or implied, by the sellers or agents. **Possession:** upon closing

approximately November 1, 2022. **Earnest Payment:** A 10% earnest money payment is required on the day of the auction. Payment may be in the form of cash, cashiers check, personal check or company check. All funds deposited will be held by the closing agent Wedemeyer Auction & Realty in their trust account. **Contract and Title:** Immediately upon conclusion of the auction, the highest bidders will enter into a real estate contract and deposit the necessary earnest payment. The sellers will bring the abstract up to date at their expense. **Sale is not contingent on Buyer's Financing. All buyers must be prequalified by their bank or be financially able to provide earnest money day of Auction and closing funds on or around November 1, 2022. Closing:** will occur on or about November 1 2022. The balance of the contract will be due and payable at this time, all funds will be transferred by guaranteed funds at the discretion of the closing agents or sellers attorney. **Sale Method:** The real estate will be offered with open bidding by all qualified bidders until the bidding ceases and the Auctioneer announces that the real estate is sold. Bidding increments are solely at the discretion of the Auctioneer. **No absentee or telephone bids will be allowed with out prior approval from the Auction Company and the Sellers. All decisions of the auctioneer are final.**

Approval of Bids: Final sale is subject to the Seller's approval or rejection. **Agency:** Wedemeyer Auction & Realty LLC are acting as Agents of the Seller and may enter into a Consensual Dual Agency Agreement at buyer's request.

Announcements: Information provided herein was obtained from sources deemed reliable. Neither Wedemeyer Auction & Realty nor the seller makes any guarantees or warranties. All bidders must carefully review all materials provided, all figures, sketches and dimensions are approximate. Any announcements made auction day by Auction Company will take precedence over any printed materials or oral statements. Wedemeyer Auction and Realty Company and Sellers reserve the right to refuse any and all bids.



Wedemeyer Auction & Realty LLC

Doug Wedemeyer Auctioneer **Judy Wedemeyer Real Estate Broker** **Casey Iowa**

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Terms: Announcements day of sale to take precedence over advertising. Cash or good check.

No items to leave sale before paid for. Sellers or Auction Company not responsible for theft or accidents on premises

