

REAL ESTATE-HOUSEHOLD- TOOLS COLLECTIBLES-ANTIQUES

Joyce Downing Wedemeyer

Sunday, October 13th 2019 • 12:30 PM

Location: 608 Stuart St. Adair Iowa

Auctioneer Notes: Due to failing health Joyce has moved to an assisted living and is offering her spacious ranch home plus her collection of good clean household items.

Joyce has some antiques and collectibles plus some great tools for any household handyman.

Look on website for complete photos www.wedemeyerllc.com

ELECTRONICS & APPLIANCES: Amana matching washer and dryer, Crosby stereo, small chest freezer

FURNITURE: Leather love seat center console recliners, Leather couch, 2 piece china hutch, end tables, table lamps, coffee tables, wood TV stand, 2 leather recliners, Full size bed complete, matching double dresser, Queen size bedroom set/double dresser/chest, Painted chest, Desk.

ANTIQUES & TOYS: Butter churn, Hurricane lamp, Drop leaf table with matching two piece hutch from 1960's, Stoneware bowl, 2 horse Anheuser Busch Beer wagon, replica toy steam engine, McCormick Toy Oat binder /4 horses, Cast iron replica threshing machine, High wheel wagon replica toy, Oak Rocking chair, Trunk, Old games, Old wool blankets, Christmas china, McCormick Liquor Decanter, Horse decanter, glassware, Coffee Jar, Carnival glass, Cast iron train, Teachers hand bell.

HOUSEHOLD ITEMS & MISCELLANEOUS: pots & pans, small appliances, corning ware, Tupperware, cookbooks, costume jewelry, Christmas tree and lots of decorations.

TOOLS, YARD & GARDEN: Shop vac, Yard man 21 inch snow blower, Bench grinder, tool box full of tools, circular saw, craftsman sawsall, Skil cordless drill, 12 volt air compressor, Screw drivers, vise grips, saws, hammers, Coleman air compressor, Townie Girls bike, Receiver hitch bike carrier, Work table, binoculars.

Joyce Wedemeyer Home

608 Stuart St. Adair Iowa

Sunday October 13th 2018 • 12:30 PM

House Features:

Style: Ranch

Living area Sq. Ft.: 1525

Air: central

Taxes: \$2544 Net taxes

Extra detached shop: 400 SF storage/workshop built in 2003

Lot Size: 101 x 138ft. .32 Acres

Bath: 1 1/4

Bedrooms: 3

Garage: 2 car attached

Age: 1968

Heat: gas heat pump

Basement: full

FEATURES: Spacious immaculate ranch style home situated on a beautiful corner lot. This home has the best of everything with abundance of storage well arranged throughout the home. The smaller bedroom has a double closet and is perfect for a nursery or home office. The second bedroom features a nice double closet while the master bedroom has Jack and Jill closets and a 3/4 bath with walk in shower. The garage leads to a mud room with a large laundry room. The full basement offers non conforming bedroom and



large 750+ square foot family recreation room area plus another large storage and utility and fruit cellar area. The 2 car garage also has lots of storage plus an additional 400 square foot building that can be used for cars, lawn mowers or workshop. The heart of the home is the kitchen with newer custom made cabinetry and eat in kitchen. The large living room has a new picture window with beautiful custom draperies. The bedrooms and living areas have wall to wall carpeting in excellent condition.

MECHANICALS: House roof and detached building roofs were new in July of 2014, with new gutters, down spouts, New garage doors and walk in entry doors also replaced at this time.

The Heat pump air exchange unit was new in 2013, the water osmosis unit was new in 2016 and water softener was new in 2008, the central air unit was new in 2004, Home has natural gas and the water heater is electric. Black Hills energy is the natural gas provider and Alliant provides the electricity and City of Adair provides the water to the home.

TERMS: Home will be offered to the highest bidder the day of the auction with only prequalified bidders allowed. Sellers retain the right to refuse any and all bids. Sale of real estate will not be subject to any inspections or financing. All inspections must be made prior to the auction and is only offered in AS-IS condition. No repairs will be made by seller to benefit the buyer after the auction. 10% down day of sale with balance due at closing approximately Nov. 20th.

Give these agents a call to tour the home prior to the auction.

Judy Wedemeyer Real Estate Broker 641-746-2720 Bret Wedemeyer Sales 641-740-0466

Matt Wedemeyer Broker Associate 641-740-0016 Paul Wedemeyer Sales 515-783-7378

Wedemeyer Auction & Realty LLC

Doug Wedemeyer Auctioneer Casey Iowa E-mail: info@wedemeyerllc.com

Website www.wedemeyerllc.com Office: 641-746-2720 or Cell: 641-740-0102

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