



PROPERTY - VEHICLE - HOUSEHOLD AUCTION

Saturday, June 4, 2022 • 11:00 a.m.

Located: 1400 Quincy, Corning, IA

(The corner of State Hwy 148 and 210th Street Corning Carl Hwy)

NEARLY 1 ACRE BUSINESS-ZONED PROPERTIES IN CITY OF CORNING

**4 - City Water Intakes • 4 - Sewer Outlets • 4 - Electrical Meters
Very Busy Intersection & Good Traffic On Hwy 148**



** OPEN HOUSE **

**Thursday, May 19 • 6-8 p.m.
and Friday, May 27 • 5-8 p.m.**



PROPERTY #1 (1400 & 1402 QUINCY) Sells 1:00 pm

West 1/2 Lot 129 and Lot 130. Very nice 30x34 double garage with 2 offices. All cement floor and well insulated. (2) 8x10 overhead doors with openers. 9x17 and 9x12 offices carpeted and heated. All office furniture sells with building. 24x56 double wide trailer converted into workshop. Particle board on all walls, floor and ceiling. Wood burning heat, 2 air conditions. Bathroom stool and running water. Taxes \$460 per year.



PROPERTY #2 (1404 & 1406 QUINCY)

Lots 131, 132, 133 (1404 Middle trailer) 24x64 double wide trailer. 3 bedroom 2 bath with new walk-in showers. Lots closets. Central air and 1 in wall AC, elec. fireplace, refrigerator, smooth-top stove, dishwasher stay with the home. Also washer and dryer. Gas furnace has been updated. Home is currently lived in. Large deck on back. (1406 North Trailer) 24x56 double wide trailer. 3 bedroom 1 bath with tub & shower. 4 wall AC's, gas heat. This unit stays fully furnished with refrigerator, smooth top stove, dishwasher, microwave, stackable washer/dryer, dining table - 4 chairs, loveseat and chair, recliner, TV & stand, 2 bedrooms complete, normal stands and lights. Kitchen recently upgraded with new cupboards and hardwood floor. Large deck in back with wooden walkway around to front. 19x22 cement floor carport with 10x22 enclosed storage room with cement floor and 7x8 roll up door. This home is currently rented and renter has the option to stay until June 30, 2023 at the current rent of \$1,500 per month. The new buyer will start receiving rent income at time of closing. Taxes \$1,696 per year.

Terms: 10% down payment at conclusion of auction. Balance due at closing on or about 30 days - possibly July 5 at Engel & Maharry Law Office, 713 Davis Ave, Corning IA. Possession at time of closing. Taxes prorated to date of possession. Property has 4 city water and sewer hookups and is currently zoned business. All info printed here is for reference only. Please do your own research.

- FURNITURE - - TOOLS - - MISC

Some nice shelving; Protemp 45,000 BTU space heater; set 4 22 in. Chevy wheels and tires, early 2000's; stepladders; bolts; screws; hand tools; 6 gal. Howse diesel conditioner; Graco Magnum Pro X7 paint sprayer; lots lawn furniture; windows; insulation; 2 Rainbow vacuums; new Humana personal health kit; oak table 6 chairs and matching hutch; butcher block table & 4 chairs; rocking chair; area rug. This a brief list come expecting more!

VEHICLES - TRAILERS (Sells at 12:30 p.m.)

- 2022 HP Trailers 7x20 including 2 ft. beavertail, ramps, 9500 lb axles and elec. brakes, basically never used so is like new.
 - 8x16 trailer with new jack and ramps
 - 2008 Hummer H3, 4 door, red, leather, loaded, 4 cyl motor, 168,000 miles
 - 2005 GMC SLT Yukon, 4 door, black, leather, loaded, 209,000 miles
 - 2003 Ford XLT F150 FX4 Off Road pickup, 4x4, extended cab, Triton V8, 174,467 mi.
 - 2002 Lincoln LS car, 4 door, leather, loaded, 139,000 miles
- All vehicles have been serviced and checked out by a mechanic prior to auction so to the best of Ed's knowledge they are in good shape a ready to go.



Auctioneer's Note: Ed & Norma have decided to move closer to family so we have the privilege of selling their properties, vehicles and more. Everything has been extremely well maintained. When you come to Open House I think you will be impressed with condition of trailers and shop. Hope to see you at the auction.

Ed & Norma Carr - 515-326-2509

**Auctioneers: Jack Kretzinger 712-621-0135; Dan Kretzinger 712-621-9400; Tony Douglas 712-621-0958
Clerks: Janice & Terri Kretzinger; Terry & Mona Douglas Ringman: Tracy Douglas**

Terms: Cash or check with proper ID. Not responsible for accidents of theft. Announcements day of auction take precedence over prior advertising. Lunch on grounds. Restroom available.

www.kretzingerauction.com