

# Real Estate Auction

Saturday June 24, 2023 @ 10:00 A.M.

Location: 110 E Clay Street, Panora, IA



**Legal Description:** Lot 2 blk J

**Property Description:** This (883 SF) residential home was built in 1900. It has updated vinyl windows. It is situated on a large 78'x157' flat lot with several mature shade trees. There is a 17'x19' concrete patio. There are 2 bedrooms upstairs and 1 on the main level with access from the livingroom. The kitchen has a Maytag electric stove and new Amana dishwasher with space for a for a kitchen table. The full bathroom has a tub and also washer/dryer hookups. There is access to the house from 7'x8' porch in the front on the street side and from the back off of the patio. The 1/2 (208 SF) unfinished basement has a blocked wall with concrete floor, Defender water heater and forced air furnace with central air unit, There are steps off of the back mud room. Behind the home is a detached 12'x20' single vehicle garage and an 8'x10' utility shed. This is a nice quiet neighborhood only a few blocks from downtown.

**Taxes:** \$1,146.00

**Possession:** upon closing (usually a 30 day closing)

**Real Estate taxes:** will be prorated to the date of closing based on current county tax records

**Terms:** 20% down payment on day of auction with balance due upon merchantable title & deed. Property is sold in AS-IS condition with no specific guarantees expressed or implied by seller or auction service. Not contingent to financing.

**Attorney:** Eric Reinhart - Bruner, Bruner & Reinhart Law Firm

To view the property call **Rhonda - 641-757-1177** to make appointment

## Ernest Hoy - Seller

For full listings and pictures of household content visit [laugheryauction.com](http://laugheryauction.com)

### Furniture:

Oak dry sink  
Oak dresser w/ wishbone mirror  
Small display case, glass doors & lighted  
Oak bookcase, Picture frames  
Round kitchen table w/ 4 chairs  
Mission Oak TV stand  
Sofa table, Brown sofa  
End tables, Wood head board  
Dresser, Knee hole desk  
Oak framed electric fireplace  
Hall tree, Lamps,  
Microwave stand Jewelry box  
Envision flat screen TV (small)



### Appliances:

Frigidaire upright freezer (5 yrs old)  
Whirlpool & Frigidaire refrigerators  
Amana washer & dryer (electric)  
Whirlpool microwave  
Dehumidifier

### Collectibles:

German & Danish blue plates  
Johnson Brothers china & wine glasses  
Blue Ball jars, Leather round hat box  
Several Hummel & Christmas figurines  
Old vacuum cleaner box  
Radio Flyer 90 wagon



### Lawn & Tools:

Hedge trimmer (elect),  
Leaf Blower (elect),  
Ryobi weed trimmer (battery),  
Alumn. ext. ladder,  
Glass top patio table,  
Large picnic table (wood)

Air tank  
Hand sprayer  
Lawn chairs  
Jumper cables  
Weber grill

### Miscellaneous:

Card table & 2 chairs,  
Metal & plastic shelving,  
Rooster canister set,

Shark vacuum  
Canning jars  
Kitchenware

## Laughery Auction Service

[laugheryauction.com](http://laugheryauction.com)

[laugheryauction@gmail.com](mailto:laugheryauction@gmail.com)

Terry 641-757-1880 Dan 641-740-0477

