

NICK NICOTERO ESTATE, OWNER

REAL ESTATE ACREAGE AUCTION

REAL ESTATE, SNAP-ON AUTOMOTIVE EQUIPMENT,
TOOLS, TRACTORS & VEHICLE AUCTION

SUNDAY, JUNE 23RD, 2024 • 11:00 A.M.

Sale Location: 249 Umbrella Road, Walnut, IA

To view the property, call KEVIN OSBORN to schedule an appointment at: 712-579-0825

We will sell the antiques, tools, household and lawn equipment after the sale of the real estate.



General Description: This acreage is listed as 2 gross acres M/L and is in an excellent location. The house was built in 1910 and is a single story home with permanent siding and roof is in very good shape. The home has 1536 SF living space on main floor and 564 SF in the basement. There is also a single car attached garage that is 432 SF. There is central air along with gas heat. There is kitchen, dining/living room, bathroom, two bedrooms, small office on the main floor along with laundry room and two bedrooms upstairs. There are 4 small outbuildings also located on the property that need work. Acreage is currently hooked up to rural water but there is also well on the property along with septic system.

Taxes: Approximately \$1560 per year. Taxes will be prorated to the date of closing.

Terms: The new owner(s) will put 10% down the day of the auction with the closing August 7th, 2024. **The new owner(s) will be responsible to update the septic by Nov. 7th, 2024.** This property will be sold "As Is". New owner(s) will take possession at the time of closing.

Closing Attorney: Kohorst & Fischer Law Firm, 602 Market St, Harlan, IA – 712-

ORDER OF AUCTION:

1. Real Estate sells first thing at 11:00 a.m. !!
2. Guns & Ammo
3. HH & Misc. Items
4. Antiques & Collectibles
5. Tools & Lawn Equipment

APPLIANCES

Kenmore HD Washer
Hotpoint Extra Capacity Elect. Dryer
Electric Stove
Frigidaire Refrigerator
Toaster
Microwave
Coffee Maker

HOUSEHOLD & MICS.

Couch
Oak Dining Room Table w/4 Chairs
Entertainment Center
Bookshelves
Rocker
4 Piece Oak Bedroom Set
Weight Bench w/Weights
Double Bed
Mahogany End Tables
Desk
Several Eagle Statues & Figurines
Several Eagle Pictures
Sony Speakers
Sanyo 32" Flat Screen TV
Pyrex
Pots & Pans
Silverware
Kitchen Utensils
Several Misc. Pictures
Several misc. Items too numerous to mention.

ANTIQUES & PRIMITIVES

8 – Graniteware Coffee Pots
Coffee Farmer Brothers Tin
MW Cast Iron Wood Burner
New Home Cast Iron Sewing Stand
Brown Beehive Crock
USMC History Book
Knights of Columbus Sword
Kerosene Lantern
Painted Gate Leg Parlor Table
Square Back Trunk
Metal Card File Cabinet
Allied 6 Bench Vice
Steel Wheel
Concrete Bird Bath

2 – Wash Tubs
Large Mail Box
Marlboro Adv. Display Shelf on Wheels
Steel Tractor Seat
Cistern Pump
Old Traps
Wheel Barrow
Old Pictures

LAWN EQUIPMENT & TOOLS

Gravely ZTX-42" Riding Lawnmower (ZTR, 7000 Series 24hp. Motor, 150 Hours, NICE)
Toro Power Clear 18" Snow Blower
Snow Flite 5/24 Snow Blower
Toro Snow Thrower
Bumper Hitch Single Axle Trailer (5'x8', Wood Floor & Sides)
12 Gal. Shop Vac.
100 Arc Welder
Alum. Ext. Ladder
Several Flats of Hand Tools
Pad Sander
Circular Saw
Angle Grinder
Poulan Gas Chain Saw
Craftsman 24v. Hedgetrimmer
Echo Gas SRM 225 Weed Eater
Echo Gas Pole Saw
Shop Light
Sanborn 22 Gal. Air Compressor
2 Gal. Air Compressor
Tree Pruner
Car Ramps
Gas Grill
2 – Metal Shelves
Poulan Riding Lawn Mower (Parts)

GUNS & AMMO

Ruger 22LR Model 10/23 Carbine Rifle w/Magazine (Ser. #113-79047)
JC Higgins Model 20-12 Ga. Shotgun
Westernfield Single Shot Bolt Action .22 Rifle
Stevens Bolt Action .22 Model 15-B Rifle

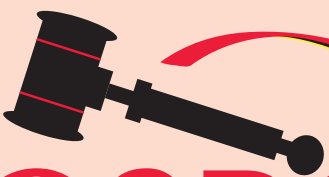


Harrington & Richardson Model 349 Game Step
12 Ga. Bolt Action
Daisy BB Gun
Daisy Red Ryder BB Gun
Gun Cleaning Kit
3 – Ammo Boxes
Misc. Ammo

PICKUP

2001 Ford Ranger XLT Pickup (Blue, Step Up, Cloth Interior, 6 Cylinder, AM-FM, CD Player, PW, PL, Auto, Air, 236,850 miles, VIN #1FTZ-R15U61PA25380)

Auctioneer's Note: We are very excited to have the opportunity to auction a very nice acreage along with guns, primitives, and nice line of lawn equipment for the Nick Nicotero Estate. Go to www.osbornauction.com to view additional pictures.



OSBORN
AUCTION LLC

AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.