

# 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 a well on the property along with septic system. A new distribution box was installed and the septic system has been inspected and is up to code.

**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. This property will be sold "As Is". The WELL needs to be repaired or filled in at the new owner's expense and there are cost share monies available for this. New owner(s) will take possession at the time of closing.

**Closing Attorney:** Kohorst & Fischer Law Firm, 602 Market St, Harlan, IA – 712-755-3156

#### 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 & MISC.

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. Hedge trimmer  
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

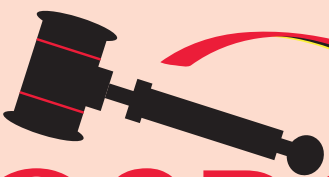
Ruger 22LR Model 10/23 Carbine Rifle w/Magazine (Ser. #113-79047)  
JC Higgins Model 20-12 Ga. Shotgun  
Westernfield Single Shot Bolt Action .22 Rifle  
Stevens Bolt Action .22 Model 15-B Rifle  
Harrington & Richardson Model 349 Game Step 12 Ga. Bolt Action  
Daisy BB Gun  
Daisy Red Ryder BB Gun  
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](http://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](http://www.osbornauction.com)

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