

TOM NELSEN, OWNER

REAL ESTATE AUCTION

SATURDAY, APRIL 12TH @ 11:00 A.M.

Sale Location: 505 South St., Audubon, IA

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

REAL ESTATE SELLS AT 11:00 A.M. SHARP!

We will sell the furniture, appliances, lawn equipment and household items immediately after real estate auction.

General Description: The house was built in 2005 and there is 1320 SF with kitchen, dining room, living room, laundry room, 2 bathrooms, and 2 bedrooms. There is a 258 SF composite deck on the south side of the house with sliding glass door. There is a gas fireplace between the living room and dining room. The house has vinyl siding along with central air, plus Culligan soft water system. There is 680 SF attached garage with openers. Leaf guards are also on the gutters with transferable warranty.

Taxes: Approximately \$3278 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 on May 16th, 2025. The new owner(s) will take possession at the time of closing. The property will be sold "AS IS."

Attorney: James M. Tinker – 401 S. Park Place – Audubon, IA – (712) 563-2693.



FURNITURE

Matching Broyhill Couch, Love Seat & Chair w/ ottoman
2 – Oak Side Tables
2 – Bar Stools
Oak Oval Kitchen Table w/4 Bentwood Oak Chairs
3 – HTS Theatre Leather Reclining Seats (NICE)
Office Chair
2 – Dressers
Card Table w/4 folding chairs
2 – Lawn Chairs

LAWN EQUIPMENT & TOOLS

2019 JOHN DEERE X370 Riding Lawnmower (42" cut, Kawasaki 603cc engine, Headlights, Hydrostat, Hydraulic Lift for mower deck, ONLY 38 Hrs !, EXCELLENT)
Stihl MS 170 Chainsaw
Stihl EG86 Leaf Blower
Redman Gas Weedeater
6 Tine Pitchfork
¾" Socket Set
Hand Grinder
Sledge Hammer
9 Gal. Shop Vac.
Werner Step Ladder
Garden Hose
Shovel
Tree Pruner
Several flats of misc. tools.

APPLIANCES & MISC. HOUSEHOLD

Whirlpool Side by Side Refrigerator/Freezer w/ ice & water in door
Maytag Top Load Washer (NICE)
Maytag Elect. Dryer (NICE)
Maytag Super Capacity Elect. Stove w/Smooth Black Top (Advanced Cooking)
Kirby Avalir Vac. w/attachments (NICE)
Small Heater
Crock Pot
4 slice Toaster
Iron
Roaster
DP Air Gometer
Tupperware
Pyrex
Fostoria S&P
Fostoria Candy Dish
Glass Basket
Cut Glass Pitcher
Misc. Pictures
Misc. Wall Decorations
Linens
Holiday Decorations

Auctioneer's Note: We are very excited to have the opportunity to auction the real estate for Tom Nelsen. We will also be selling a fine line of furniture, appliances and lawn equipment. Highlighting the auction will be the JD X370 riding lawn mower with only 38 hours. Mark your calendars for Saturday, April 12th starting at 11:00 a.m. sharp. Go to www.osbornauction.com view additional pictures.



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.