

TO BE SOLD AT  
**PUBLIC AUCTION**

**REAL ESTATE & PERSONAL PROPERTY**  
2900 JAY AVENUE, SIOUX CITY, IOWA  
CORNER OF SOUTH RUSTIN & JAY AVENUE (MORNINGSIDE)

**SALE DATE - JUNE 27, 2015 1:00 P.M.**

**OPEN HOUSE JUNE 13, 2015 FROM 1:00 P.M. to 3:00 P.M.**

**REAL ESTATE AT 1:00 P.M. FOLLOWED BY PERSONAL PROPERTY  
VERNE M. OLSON ESTATE - RONALD OLSON , ADMINISTRATER**

**REAL ESTATE**

Single family, 860 sq. foot on main floor, one story, frame, home built in 1920. enclosed front porch. two bedrooms upstairs, kitchen with eating area, living room, one bath, 480 sq. ft. detached double car garage built in 1991. Small yard building . Sells with stove, refrigerator, washer & dryer. Newer forced air furnace. Assessed Sioux City Tax Value 2015 is \$ 54,400. Taxes prorated to date of possession. In OUR OPINION ONLY, house needs new roofing and work in basement, House is nice and clean and livable. House sells IN AN AS IS CONDITION There is no Guarantee or Warrantee of any kind. Seller reserves the right to reject or accept bid. All descriptions are only the opinion of the auction company. This looks like a great investment for rental or for an owner fixer upper. Come check this opportunity out. Flip It !!!

**TERMS OF REAL ESTATE:** Nonrefundable 10 % down the day of sale. CASH OR CHECK. Sign a purchase agreement, identify your attorney for closing, Possession in approximately 30 days with balance ( 90 % of selling price ) due in full.

**PERSONAL PROPERTY**

17 HP Craftsman 1000 Riding mower with 42 inch deck & 42 inch front mount snow blower ( nice ) , 5 hp Snapper power mower, Craftsman 5/23 Snow Blower, Craftsman Snow Thrower, Craftsman 7 hp Power Washer ( nice ), Master Blaster Motorcycle Dryer, 2 hp Air Compressor, Motorcycle Jack, 10 Inch Craftsman Table Saw, Router & Table, Wood Picnic Table, Gas Grill, Lawn Tools & Equipment, Stihl Weed Whip, Electric Chain Saw, Wood Step Ladder, Al. Ext. Ladder Fish Net, Tarp, Jumper Cables, Large Jar Organizer, Many Hand Shop Tools, Nails Screws & Bolts, Drill Bits, Power Hand Sander, Timing Light, Wood Planes, Log Chain, Files Wrenches Screwdrivers, Mason Level, Push Broom, 2 Wheel Cart, Coleman Lantern, Tie Down Binders, Miter Boxes, Power Blower, Sledge Hammer, Elect. 22 inch Hedge Trimmer, New Paint Brushes, Circle Saw, Wheel Puller, Car Jacks, Propane Tank, Large Hitachi TV, 2 Large Speakers, GPS, Coats & boots, Recliner Rocker, 4 Piece Sectional Rocker & Sleeper, Coffee & End Table, Hide A Bed, Surround Music System, Floor Lamp, Massage Chair, 2 Old tvs, Corner Tiered Stand, Old Kerby With Attachments, 5 Piece Dinette Set ( nice ), Pictures, Kitchen Items, Dell Computer With 2 Speakers, 2 Pieces New Luggage, Folding Chair, Microwave, Carpet, BBQ Tongs Set, Pioneer Music Equipment, PLUS OTHER UNLISTED ITEMS.

**TERMS: CASH OR CHECK WITH ID**

**QUADE AUCTIONS**

1.712.239.1432

tyquadeauctions.com

1.712.212.5989