

EVENING  
AUCTION

# Real Estate & Household

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## TUESDAY, AUGUST 25th, 2015

Sale Starts 5:00 P.M.

**Located:** 209 West St. North, Ceylon, Mn. (Follow auction signs from main street)



### REAL ESTATE

A very nice 4 bedroom 2 story home that has a lot of updates. These updates include 5 year old furnace, central air, and downstairs windows, siding and 6 yr. old new roof. The house has 2 yr. old gutters & screens, hardwood floors, 1 bedroom on main level w/3bedrooms and full bath upstairs. The house has a single attached garage and a single unattached garage, full basement, like new appliances that will stay with the house and an updated very nice kitchen. The upstairs bedrooms are good sized with one bedroom 20'X15' that makes a very nice sized bedroom. The home has a good sized living room w/west entry way porch and bedroom on main level to make this a very comfortable home for any size family.

Usual terms. Taxes are \$944.00 per year with taxes to be prorated up to closing. Terms are 20% down payment day of sale with balance due on or before September 30th, 2015 when buyer will receive clear title to property.

### TERMS

Cash or good check day of sale. Nothing removed until settled for. Owners or sales staff not responsible for accidents day of sale or with items after purchase. All items sold "as is". Statements made sale day take precedence over written material.

### FURNITURE & PERSONAL PROPERTY

2 - antique bed frames & headboards with full size mattresses; 2 - antique dressers with mirrors; antique library table; kitchen table & 4 chairs; 2 - vintage end tables; sofa & love seat; rocker recliner; various lamps & shades; antique telephone; 2 - LG flat screen TV's; card table & 4 chairs; various framed prints; Terry Redlin framed print; small antique parlor table; jewelry armoire; various costume jewelry; 2 - wall clocks; table clock; comforter sets (2 full); microwave; Vikings, Twins, North Star and Timberwolves jackets - size men's large; double bed, dresser & mirror; desk; chair; stereo; Hoover vac.; workmate bench; fruit jars; Christmas decorations other misc. items;

[www.howellrealestateandauction.com](http://www.howellrealestateandauction.com)

### CLERK

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### HOWELL Real Estate & Auction

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## Dale & Lois Duncan Estate - Owner