

REAL ESTATE AND PERSONAL PROPERTY AUCTION!

Saturday, July 14, 2012

1200 11th Avenue, Nebraska City, NE

Personal Property Auction begins at 10:00 a.m. - Automobile and guns to sell at 12:00 noon

Real Estate sells at 12:30 p.m.



Address: 1200 11th Avenue
Legal: Lot 1, Block 1, Belair Addition to the City of Nebraska City, Otoe County Nebraska
Lot Size: 80' x 170' corner lot
Date Built: 1970
General Description: Nice 960 sq. ft. 2-bedroom, 2-bath ranch with a partially finished basement situated on a corner lot. Attached 2-car garage, FA/CA, near new roof, vinyl siding and fenced back yard. This home boasts a great location near Northside School, mature shade trees, and new carpet in the basement. Move in ready!
TAXES: 2011 taxes were \$2,414.78. All of the 2011 taxes will be paid by seller. Estimated 2012 taxes will be prorated until the day of closing.
TERMS: 20% down the day of the sale. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance shall be paid with a cashier's check at closing, on or before August 14, 2012. Full possession to be given upon closing. Seller shall furnish a Warranty Deed with title insurance policy. The cost of the Owner's title insurance policy and escrow closing fees shall be equally divided between buyer and seller. Any policy endorsements and/or survey requirements shall be at the Buyer's expense. Please make your financial arrangements before the auction. Agency Disclosure: Mark Easter and Jim McCord are acting as agents of the Sellers only. Property sells to the highest bidder, with Sellers confirmation of final bid price.

Announcements from the auction block will take precedence over any printed material. For more information or to arrange a showing contact:



JJ Palmtag, Inc.
 1010 Central Avenue
 Nebraska City, NE
 Jim McCord
 402-873-3344 (Office)
 402-297-5385 (Cell)
www.Palmtag.com



Easter & Associates, Inc.
 363 5th Street
 Syracuse, NE
 Mark Easter
 402-269-2221 (Office)
 402-297-1212 (Cell)
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Vehicle, Mower and Guns – to Sell at 12:00 Noon



1996 Oldsmobile 88 LS; 3800 V-6; 4 dr; pw, pl, 121k miles; looks great-very clean car!
 Winchester model 1890 .22 cal rifle; pump; tubular mag.; octagon barrel; exposed hammer; SN 370207

Marlin Model 81 DL .22 cal S, L, LR; Bolt action; tubular mag.
 Sears Model 14-20 ga. Shotgun; bolt action
 JC Higgins (Sears & Roebuck) Model 20-12 ga shotgun; pump; 2-3/4 chamber
 Ithica Model 49 .22 cal S, L, LR; Lever action; tubular mag

Glenfield Model 60 .22 cal LR; Semi auto; tubular mag.
 Craftsman 6 spd lawn mower; 20 hp Briggs & Stratton; 42" mulching deck
 Pull type yard cart w/tilt dump
 Lawn sweep cart

Household, Collectibles and Antiques – Starting at 10:00 a.m.



GE Antique radio
 Bell Collection
 Waterfall front cedar chest
 Steamer Trunk-excellent condition and complete
 Bing and Grondahl Collectible Mother's Day Plates 1969-2012
 Bing and Grondahl Collectible Children's Day Plates 1985-1986

Cherished Traditions-Bradford Exchange- 8 plates and rack
 Norman Rockwell "The Day After Christmas" plate
 Norman Rockwell "Big Brother" plate
 Norman Rockwell "The Country Doctor" plate
 Centennial Plate from Shenandoah, IA
 Plates Cass, Otoe Counties, Coin, IA
 Pemberton and Oakes plates-complete sets-Special Moments in Childhood, Wonder of Childhood, & more
 Noritake 12 place china set- Marianne #6979
 Antique washstand
 Harmonicas

Early model AM/FM Zenith table-top radio
 Mission Dresser w/mirror
 Eagle Oil lamps
 Chest of drawers w/inlaid front
 Western 10 Crock w/handles
 Western 2 Crock
 Macomb 5 Crock
 Old Picture frame and Prints
 Crock Jug - Full size bed
 Rectangle Dining Room Table with 6 chairs and matching hutch
 Coffee and end tables
 Lamps
 Quilt Racks
 Elgin Regulator Clock
 Kitchen utensils and bowls
 42" Samsung flat screen TV
 Pronto Shur Step motorized scooter

Sporting Goods, Tools & Misc.



Approximately 12 wooden fishing lures
 Fishing Poles and Tackle
 Johnson and Wilson wooden golf clubs
 Knives: USN Dagger MK 1; Soungen Cutlery, Germany (Svboda); Buck; Precise, Green River
 Pullman/Holt Model 75 Commercial 1 hp shop vac
 Shop tools, garden tools

Many More items to be found by sale day

TERMS: Cash, check w/proper ID, VISA or Mastercard. Everything is sold as is, where is, with no warranties (written or implied). Items are not guaranteed to be of any particular age, year of manufacture, model, make or condition. Information on printed material and website though deemed to be accurate, is not guaranteed. Whether present at the auction or absentee bidding, it is the buyer's/bidder's responsibility to inspect the merchandise being offered, and to verify the accuracy of all statement. Lunch on grounds.

Marion D. Ketcham Trust, Seller

EASTER AND ASSOCIATES INC. ACTS AS AGENTS OF THE SELLERS ONLY.

FOR MORE INFORMATION AND PHOTOS, SEE IT ON THE WEB AT: www.goEaster.com



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