



# SMITH AUCTIONEERS, LLC



## RESIDENTIAL/COMMERCIAL REAL ESTATE & HOUSEHOLD ITEMS AUCTION

**SATURDAY, April 21, 2007 • 10 AM • Linneus, MO**

**SELLERS: GERALD DOLAN, CLEO & SHARON MUNSTERMAN**

**AUCTIONEER'S NOTE:** Due to poor health Gerald Dolan has moved to Brookfield and is selling his home, contents and adjacent land. Sharon Munsterman has retired from the beautician business and is selling the building and a few contents. This will not be a lengthy auction. Be on time if you intend to bid on any items.

### TWO AUCTIONS/ ONE DAY / THREE TRACTS

#### TRACT 1 – COMMERCIAL REAL ESTATE – 10:00 AM

Auction Location: 201 North High Street, Linneus



201 NORTH HIGH STREET - LINNEUS

16 x 24 Beauty Shop/Office Building located just NW of the Linn County Courthouse. This building was built in the early 90's for use as a beauty shop but would make an excellent office building. Electric base board heat and 1/2 bath. Corner lot is 24' x 105'.

**BEAUTY SHOP EQUIPMENT** (immediately following sale of Tract 1) – 3 dryer chairs; 1 hydraulic all purpose chair; 2 work stations.

**SELLERS:** Cleo and Sharon Munsterman. To preview building before the auction call 660-895-5164.

#### TRACT 2 – RESIDENTIAL REAL ESTATE – 11:00 AM

Auction Location: 409 North High Street, Linneus

Two bedroom, 1 bath home sets on 105' x 258' lot; Full basement, fireplace, central A/C, New metal roof, propane heat, city sewer and water, sells with propane tank.



409 NORTH HIGH STREET - LINNEUS

#### TRACT 3 – 4.2 ACRES

Located West of Tract 2

Frontage on Sandusky Street, Linneus.

TRACTS 2 & 3 WILL BE OFFERED INDIVIDUALLY AND THEN IN COMBINATION TO ARRIVE AT HIGHEST DOLLAR AMOUNT.

**SELLER:** Gerald Dolan. To view Dolan real estate call representative Randy Jacobs at 660-349-7994.

**REAL ESTATE TERMS:** 10% down day of auction with balance due at final closing on or before May 18th. Escrow payable to Professional Land Title. Professional Land Title, Brookfield, will be the closing agent. Purchase contracts prepared by Jeff Elson, attorney. Announcements day of the sale take precedence over all printed material.

### ANTIQUES & HOUSEHOLD ITEMS

(Dolan household items will sell immediately following the real estate)



**MUST SEE!**

• Copper Clad coal/wood Range in excellent condition • Variety of pink/blue/yellow depression glass; patterns such, as Sierra Pinwheel, Doric & Mayfair • China sets • Wm Rogers silver set of 8 • Carnival & Misc Glassware • Handmade Antique Quilts • Antique dresser w/mirror • Old post cards • Maytag wringer washer • Old fishing poles • Oak secretary • Nice cedar chest • OLD canning jars • Primitive kitchen items • Ertl 1/16 AC D19 w/loader in box • Gibson 15.4 refrig/freezer • Large chest freezer • Magnavox color TV • Speed Queen washer and dryer • Kitchen utensils • Misc. Household items

**SEE WEBSITE FOR PHOTOS & MORE DETAILS!**

**TERMS:** Cash or check with proper ID day of the sale. Settlement day of sale. Announcements day of the sale take precedence over all printed material.



Marge from SIMPLY COUNTRY CAFE will be serving lunch!

For more photos go to: [www.smithauctioneersonline.com](http://www.smithauctioneersonline.com)

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