



ESTATE AUCTION

**REAL ESTATE
ANTIQUES • COLLECTIBLES**

SATURDAY, JUNE 17, 2006 – 10:00 AM

**Sellers: Heirs of Ilene Hunziker – William (Bill) Hunziker, affiant
Auction Location: 23314 Highway 36, Brookfield, Missouri**

AUCTIONEERS NOTE: This is a clean home that has been diligently maintained and is ready to move into. There is a nice listing of collectibles and clean household items. We will start selling household items promptly at 10:00. The real estate sells at 12:00 noon to the high bidder **without reserve**.



23314 Highway 36, Brookfield, MO

Real Estate sells at 12:00 noon with no reserve

GENERAL DESCRIPTION: Located on the south side of Highway 36, just 1/4 mile west of the Brookfield city limits. Great location, just a short distance to school, the YMCA and stores. Approximately 1800 square foot ranch style home sets on 155' x 245' lot. 3 bedroom, 2 bath home with large living and dining area. Good sized bedrooms and many closets. Modern kitchen, utility room and attached 2 car garage. Electric heat, vinyl siding. Rural water and septic system with easement. Home has been termite inspected.

LEGAL DESCRIPTION: Lot Three (3) of Hunziker's Subdivision of a part of the Northwest Quarter (NW 1/4) of Section 11, Township 57, Range 20 in Linn County, Missouri as shown on the plat of said Subdivision recorded in Plat Book 4 at Page 2 in the Recorder's office of Linn County, Missouri. Together with the right to use the sewer lagoon located on Lot 8 in Hunziker's Subdivision and also with the right to easement across Lot 4 of Hunziker's Subdivision for a water line serving said Lot 3 and other lots in said Subdivision, together with the right of ingress and egress for the purpose of repairing, maintaining and/or replacing said water lines.

TERMS: 10% down day of sale payable to Professional Land Title escrow account. Balance due at final closing on or before July 15th, 2006. Final closing at Professional Land Title, Brookfield. Real estate taxes of \$450.82 annually prorated to closing. 2005 and prior years taxes are paid. Purchase contract executed day of sale prepared by Terry Tschannen, attorney. Home sells "as is" with no warranties implied. Representations announced day of sale take precedence over any printed information.

Home available for inspection by appointment. Call Bill or Carol at 258-3709 after 5:30 p.m. weekdays.



ANTIQUES & COLLECTIBLES

- Walnut china cabinet • Beautiful ornate solid oak parlor settee with matching chairs • Very unique oak dresser with mirror • Oak round dining table with 4 chairs • Oak octagon table • Hamilton 8 day shelf clock, runs on time • Oak telephone stand • Very nice secretary • Handmade quilts and afgans • Wood/wicker rocker • 3 very nice China dolls • Marble top hall table • Hurricane lamp • Old Singer cabinet sewing machine • Old Reader's Digest hardcover book set • Sets of Simmons and Rodgers silverware • 12 settings Desert Rose Franciscan dishes • Large collection of salt and pepper shakers • Many collector plates, figurines, vases and other collectible items • Lots of books some old • Old bottles • Much, much more! • **See website for MORE PHOTOS!**



FURNITURE & APPLIANCES

- Kenmore 18 cf refrigerator/freezer, like new • Hardwick electric range • Wooden kitchen table with 2 leaves and 4 chairs • Kenmore portable dishwasher • Kenmore HD washer; Kenmore HD 70 series dryer • 3 televisions • Amana chest freezer • Twin size bed set with dresser • Twin size bed with dresser and night stand set • Wardrobe closet • Singer cabinet sewing machine • Matching recliner, sofa, and love seat, nice • End tables • Microwave • Kitchen appliances and utensils • Yard and garden tools, hand tools, ladders and air compressor • Many, many other household and garage type items • **See website for MORE PHOTOS!**

TERMS: Cash or check with proper ID day of the sale. Settle before you leave. Announcements day of the sale take precedence over printed material.

Lunch Served by: **MARGE'S LUNCH WAGON**

WEBSITE: www.smithauctioneersonline.com



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