

PUBLIC REAL ESTATE & PERSONAL PROPERTY AUCTION OF ROSALEE SUTTON

511 E. 6TH STREET, ROCHESTER, IN 46975

Directions: From E. 4th Street in Rochester, turn south on Clayton St. then left on 6th St. Lots of parking is available at the pool.

Auction Starts @ 10 A.M. Real Estate Is Offered @ Noon

PROPERTY DESCRIPTION

The home is a well kept 1264 sq.ft. home with 2 bedrooms and 1 bathroom and large back yard. The home has newer roof, siding and windows. There is a 2-car garage with a large attached shop area. The home is located near the city pool complex. The 2018 annual taxes are \$87.08 with homestead, over 65 and supplemental exemptions. **Note:** All property square footages are based on County Assessor's records.

VEHICLE: 1999 Mercury Grand Marquis LS, 88K miles; 1999 Bayliner speed boat, 16'; 1998 Dutchman pop-up camper with air conditioning and heater;

HOUSEHOLD: refrigerator; Queen bedroom suite; double bed; chest; dresser; 3 cushion sofa; 2 recliners; end and coffee tables; 2 green vinyl chairs; Sony flat screen TV; mirrored top 3 tier stand; vintage table lamps; wooden hall tree; dining room table and 4 chairs; kitchen table and chairs; several metal utility carts; sewing machine in cabinet; roll top desk; large antique glass front secretary with drop down desk; magazine rack; oil lamps; Seth Thomas mantle clock; round orange ottoman; bed linens; pots and pans (some Revere Ware); corning ware; small appliances; collection of Hull dishware; green depression cookie jar; crockware; chalkware; Fire King pieces; baking dishes; flatware; utensils; Kenmore microwave; toaster oven; lots of wall décor; Christmas décor; Cookbooks; Books; JC Penney am, fm, 8 track, cassette stereo; LP's; binoculars; old luggage; 2 step stool; old table top radio; exercise bike; treadmill; cooler; picnic basket; Elvis pictures; vintage electric clock; doll collection; smoking stand; woman's bike; and much more.

TOOLS: Craftsman 6 speed, 12 hp. riding mower; Craftsman push mower; Toro Personal Pace self-propelled mower; Craftsman 5.0 snow blower; Craftsman air compressor; gas weed trimmer; bench top grinder; large Buffalo vice; small vice; lots of hand tools; socket set; car ramps; lawn & garden tools; full organizers; 2 wheel cart; spreader; extension cords; floor jack; lots of hardware; misc. lumber; Picnic table; dog house; concrete lawn ornaments; galvanized watering can; car ramps; aluminum ext. ladder; wooden step ladders; workmate; and much more.



TERMS AND CONDITIONS

A 5% non-refundable earnest money deposit, by personal or business check with proper I.D., is required upon acceptance of highest bid. The bid is subject to Seller confirmation. The balance will be due at closing, which is estimated to be in 30 days. Seller will provide title insurance to insure merchantable title to the real estate. Bids cannot be conditional upon financing, so be sure to pre-arrange financing if needed and/or able to pay in cash at closing. **Taxes** will be pro-rated to day-of-final closing. **Possession** will be day-of-final closing.

Auctioneers note: Suttons lived in this home for 64 years. Their possessions are older and well maintained. Statements made at auction take precedence over printed material. Not responsible for accidents.

Manitou Realty & Auction, Inc.

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