

**BADBERG
REAL ESTATE & HOUSEHOLD**

PUBLIC AUCTION



SATURDAY, NOVEMBER 24, 2012

508 Carol Street, Talmage, NE (SE of Talmage School, SW part of town)

Start with personal property at 11:00 a.m., Real Estate at 12:00 p.m., followed by vehicles at 12:30 p.m..



508 Carol St., Talmage, NE • Real Estate Sells at 12:00 p.m.

Enjoy quiet evenings with this two bedroom one bathroom home located on the south edge of Talmage. This home features a open floor plan, vinyl siding, with an updated eat in kitchen, dishwasher, lovely cabinets, and laminate floor, half basement, and a cedar closet. Laundry is located on the main level. Oversized two car detached garage and small garden shed. Large shade tree in back yard keeps the house cool on hot summer days.

Legal description: SOUTH 85' LOT 1 OF BLOCK 1, WATHAN'S ADD TO TALMAGE

2011 taxes: \$581.34

Real Estate Terms: 20% down day of sale when signing the purchase agreement immediately following the auction. The balance is due on or before January 8, 2013. The seller will furnish a warranty deed with title insurance. The cost of the title insurance will be divided equally between the buyer & seller. If a loan policy is required, it will be the responsibility of the buyer. Property will be sold to the highest bidder with seller's confirmation. 2012 taxes will be prorated to date of final settlement. Possession: Full possession will be given upon final settlement. Agency Disclosure: Speckmann Realty and Auction Service, Inc. and its agents are acting as seller's agents. Showing: To arrange a showing prior to the auction, contact Andy Wellensiek (402) 209-9584, Agent for Speckmann Realty and Auction Service, Inc.



CAR

2003 Buick Century, 4-door, full power, silver metallic, 55,000 miles, nice.

HOUSEHOLD

Speed Queen washer & dryer, matching, large capacity, H.D.
Singer sewing machine & cabinet
Maytag Gas Dryer
Frigidaire refrigerator freezer w/top freezer
Kenmore refrigerator freezer w/top freezer
Full-size bed & mattress
Large lighted china hutch
Wood chairs - end tables - TV stand
Oak octagon table, 4 chairs, 1 leaf
Haier microwave (white)
Kenmore microwave & cart
Handicapped wheel roller w/seat & brakes, like new
4 drawer dresser w/chair & round mirror
Duncan Phyfe drop leaf table, 4 chairs
La-Z-Boy recliner
Suede love seat (beige color)
Oreck vacuum cleaner
Tricam 2 step stool
Brass table lamp
Captain wood spool back rocking chair
Anniversary clock
4 Drawer chest
Cutglass pieces
Kitchen step stool
Pyrex measure bowls, Pyrex dishes, broiler oven
Misc glasses & cups
Pots - pans - Electrical appliances - Misc. kitchenware

HOUSEHOLD CONTINUED

Several pieces press glass dishes
Alum. canner - Large pressure canner
Table top humidifier
3 door wood cabinet
7 drawer knee whole desk - Office chair
Older wood flat back trunk
Floor fan - Floor lamps - Round & square card tables - TV trays
4 shelf metal cabinet
Metal folding chairs
5 drawer wood chest
3 drawer sewing cabinet
Bathtub Whirlpool
Aluminum & plastic cookie cutters
Paper music books
Lots Christmas decorations
3 piece full size bedroom set (bed-chest-dresser)
Large corner hutch, lighted, 2 glass doors, 2 solid doors
Coolers, Tupperware, Coffee mugs, Big A cold cups
Bread knife & Cutting board - Spice rack
Hanson 24# scale
Suitcase - File boxes
Fancy tea set - 18 piece tea set
Bath towels - Apgans - Blankets - Lace table clothes
Juice & stemware glasses
Knick knack shelves - Wall hangings
Kids games - Sewing supplies
10x50 Binoculars
Misc. ladies jewelry - Wood jewelry cabinet
Wood quilt rack
Style House set 16 china dishes
10 gun wood cabinet, 3 glass doors
Misc. figurines & decorations
Ironing board - Clothes hanger

ANTIQUES & COLLECTIBLES

Kreimes store thermometer
Macomb 6 gal crock w/inset handles
1 gal crock
Blue granite roaster
Blue granite coffee pot
Blue granite canner
Western crock bowl
Fire King small bowls
Fire King flower vase



PICKUP

1996 Chevy Z71 1/2-Ton Supercab 4x4 Pickup, white, cloth interior, 350 motor, 100,000+ miles.

Kerosene lamp - Walnut cracker
Fruite jars pts - qts - Jelly jars
Several oval & square picture frames
Hand tied comforters
Hand stitched quilts
Set weekly tea towels
Wicker picnic basket
Premium cracker tin
Set 4 colored Pyrex bowls
Lot porcelin bells, glass bells

OUTSIDE ITEMS - TOOLS

Power House circular saw
Sears mitre saw, near new
1/2" electric drill - B&D electric trimmer
Homelite leaf blower- Small air compressor
Yardman push mower, 20" cut
Our Own garden tiller, 3 1/2 HP motor
Schauer 6 amp charger - Assortment cabinet
Keller 6' fiberglass step ladder
Wrenches - Hammers - Wood plane - Misc. tools
Spades - Shovels - Leaf rakes - Scoops - Hoes
3 & 4 tine pitch forks - Extension cords - Metal level
4 step wood ladder - Wheelbarrow
Parmak fence - Post driver - T-posts
Small Shop Vac - Gas barbeque grill
Garden hose reel & cart - Metal shop cabinet
Decorative stones (10-12" square) & garden edging

Sellers, Merlyn Badberg Estate Mrs. Merlyn (Viola) Badberg

Terms: Cash, good check, major credit cards. Photo ID required. Personal property items sold as is where is condition, no guarantees implied. Announcements day of auction take precedence.

Wellensiek Auction Co., L.L.C.



DUANE WELLENSIEK

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Clerks: Wellensiek Auction Co. Staff

Lunch: Teten Country Catering

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