

Lyle Ruff Estate

AUCTION

**August 18, 2018
10:00 a.m. Sharp**

Lunch Available

**Bristow Community Hall
Bristow, Nebraska**



COME BID YOUR PRICE: 402 North Street, Bristow, Nebraska! This home merits your inspection if you are needing space or a weekend getaway in beautiful northern Nebraska. Whether for a family home or hunting headquarters for the recreational minded enthusiasts, this may be the one for you or your group. The home, wrapped in permanent siding, features 2 main floor bedrooms and 3 upper level bedrooms, kitchen, dining and living rooms, 1 bath and a full basement. There is also a large walk-in attic storage area. Heating is accomplished by a Lennox high efficiency gas furnace and central air cools the home. There is also a 40 gallon water heater and a 100 Amp breaker box. Ample parking is found on the 34,300 square foot lot located on the far northwest corner of Bristow.

2018 REAL ESTATE TAXES: Approximately \$ 184.⁰⁰.

LEGAL DESCRIPTION: Lots Two (2), Three (3), Four (4) and Five (5), in Block Seventeen (17) of the Original Village of Bristow, Boyd County, Nebraska

TERMS OF REAL ESTATE: 20% of purchase priced down payment due upon announcement of winning bid, at which time a purchase agreement will be signed. Title insurance and closing costs will be equally divided between buyer and seller. Taxes pro-rated to date of closing. Closing date expected to be within 30 days from auction date. Property sells "as-is, where-is" with all faults, if any. Buyers are urged to make their own inspection of the property. This will be considered a cash sale, and NOT subject to financial approval. Property sells subject to owner's confirmation. Broker and salesmen are agents of the seller

FOR MORE INFORMATION, CONTACT: Mark Durre, Listing Agent (402)340-4142; **Sweeney Auction and Realty**, Chuck Sweeney, Broker, 50212 806th Road, Greeley, Nebraska 68842 (402)428-5971 www.sweeneyauction.net

Personal Property



CAR PORT TO BE MOVED: 12 ft. X 20 ft. Tin Roof, Open Side

VEHICLES: 1967 FORD 100 Pickup In-line 6, runs and includes extra parts; 1996 PONTIAC Bonneville 150,000 miles, Supercharged 3.8 Engine, Leather AT Air, loaded; Polaris 500 Four Wheeler, 4 X 4

LAWN, GARDEN & RECREATIONAL: ARIENS 6½ HP 25" Rear Tine Tiller, rope start; POULAN 42" Riding Lawn Mower; (2) 42" Riding Lawn Mower; Nice Assortment of Fly Fishing Equipment; Fly Tying Kit; Assorted Fishing Equipment

ANTIQUES & COLLECTIBLES: Antique buffet; Old children's books; Old games; Oil lamps; FIREKING serving set; Blue tin pot; Old trunk; Old quilts; ZANE CRAY book collection; Platform rocker; Lots of lanterns; Doilies, hand crochet items, etc.; Old dolls; (2) Waterfall chest of drawers; HOOSIER cabinet; Gate leg table w/Popup butterfly leaf; 3 CHROME CRAFT tables; MCCORMICK cream separators, complete with bowls; Concave old picture; Wooden milk cartons; 2 Treadle sewing machines; Old humpback trunk; Lots of old suitcases; 2 Violins, (1) wooden case, (1) vinyl case; Antique mirror; Old doors; PERFECTION oil heating stove; Back cases; Pop bottles; Hanging lamp; Record player & 8 Tracks; Plus much more

SHOP: Assorted Shop and Hand tools; Brass Torch ; Pet Taxi; Router; BLACK & DECKER Grinder; Fiberglass step ladders

FURNITURE & HOUSEHOLD: WESTINGHOUSE propane cook stove; Wooden table & 5 Chairs; Kitchen table w/4 Chairs; China hutch; Approximately 8 ft. base cabinets w/uppers; 2 white cupboards; Metal cupboard; Microwave cupboard; Couch; Recliner/Lounger Contour Chair; LAZY BOY Recliner; (3) Bedroom sets; Full Size bed, complete; Cedar chest; Blonde chest of drawers; Dresser w/mirror; Chest of drawers; 6 Drawer Dresser w/mirror; 5 Drawer dresser; Oak 5 Drawer Chest; Large Oak entertainment center with leaded glass; Wooden desk; Smaller Wooden desk; Roll top Desk; Smaller roll top desk; Lots of chairs, etc.; 4 drawer cabinet file; 2 drawer file cabinet, new; Lots of books, etc.; Decorative glasses; Tripods; DIRT DEVIL vacuum; Cleaning Supplies; Dish towels & Etc.; Lots of glassware; Table lamp; Kids toy refrigerator; Angels figurines, bells, etc.; Much, Much More

TERMS: Cash or good check day of sale. Nebraska State Sales Tax collected. I.D. Required to obtain buyer number. Auction company, and owners, not responsible for accidents or theft. Advertising believed to be accurate; however, is not guaranteed.

COLONEL'S NOTES: Make plans to attend this large auction of household, vintage and collectibles, vehicles & more. We haven't seen it all, so there's sure to be much more not listed! See ya' there!

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