**PERSONAL PROPERTY &**

**REAL ESTATE AUCTION**

**SAT. SEPT. 1 (Personal Property) 10:30 AM**

 **(Real Estate) 1:00 PM**

**Jackie Potter, 6552 E. River Rd., Ridott, IL**

**Location: 3/4 mile west of Rock City Rd. on River Rd.**

**1954 Ranch Style Home, 1 Acre Lot incl. 3 Bedrooms, 2 Baths, Very modern Kitchen (all appliances stay-like new), N. Gas Heat & Wood Burner Stove on Patio, Septic & Well, 2 stall Garage, Dakota School Dist.**

**Note: This property needs minor repairs. Owner is moving to trailer home. Come prepared to buy. Showing & further information call Auctioneer.**

**Terms Real Estate: Cash day of sale w/ $2,500 down. Balance due in 30 days at closing. Taxes prorated. Property sells as-is cond.**

**PERSONAL PROPERTY:**

**SPECIAL ITEMS: 2010 J.D. 2720 Compact HST Tractor, 4x4, Diesel, R. Bar w/ 200CX Loader,**

**3 pt. CAT I, 62D. Roller on Deck, 248 hrs, like new cond!; Woods 6’ 3 pt. Yard Rake; 2003 Pace 20’ Enclosed Trailer w/ side dr, rear ramp dr, low miles, sharp!;**

**SM AMT. HOUSEHOLD: New Floral Couch; 2 Recliners; Air Dyne Bike; Pro-Form Treadmill; Coffee Table; End Table; Round Oak Table w/ 4 Chairs; Oak China Hutch.**

**TOOLS – LAWN-MISC: Jack Stands, Nut & Bolt Bins; Ingersoll Rand 2 hp Power Air Compressor, upright; Central Band Saw T-591, 1 hp; R.A. Shop Chair; 3 T. Floor Jack; 4’x3’ R.A. Shop Cart; C-Clamps; Battery Charger; Craftsman Power Tools; Craftsman 7.5 hp, 2700 PSI Power Washer; Jet ½” Floor Stand Drill Press; Sears Craftsman Deluxe 28 dr, 2 pc. Shop Tool Chest, like new (full of Sockets, Wrenches, Calibration tools, etc)!; Snap-on Tools; Bosch Tools; Power Drills; McCoulan Chain Saw; Fastenal 4 Dr. Tool Box; Assort. Craftsman Tools; Furniture Cart; Dog Kennel; L& Garden Tools; Gas Engine Parts & Blocks; L&G Tires & Rims; Roller Stand; Industrial Rigid Shop Vacc; Louisville Alum. Step Ladder; Little Giant Ext. Ladder; Wheel Barrow; Stihl Weed Eater; Tester Equip-Sm. Engines; Lawn & Patio Furniture.**

**Terms on Personal: Cash or check w/ picture ID. Lunch Stand on grounds.**

**Note: Small auction of high quality Tools & Outstanding Utility Tractor to be offered.**

**Heather McPherson of McPherson Law Offices, Freeport, IL, attorney for seller 815-235-4411**

, LLC

 **New Website: proauctionsllc.com**

 **RICK GARNHART, AUCTIONEER**

 **German Valley, IL 815-238-3044**

 **IL Lic: 440000901 WI Lic: 2844-52**