

AUCTION

REAL ESTATE & PERSONAL PROPERTY

7991 Preserve Road, Waterman, IL 60556. Take IL Rt. 30 (Lincoln Highway) to Waterman Road (Stop Light) go south to Preserve Road then west to farm yard. (Watch for signs) Waterman is east of IL I-39 approx. 10 miles on Rt. 30.

SATURDAY, AUGUST 21, 2010

Starting at 9:30 am

Comfort Station

Lunch Available

CONTENTS AUCTION BEGINS IMMEDIATELY FOLLOWING THE REAL ESTATE SALE

REAL ESTATE:

In DeKalb County - 6 acres, rural farmette, improved with a stately 2 story framed plantation style farm house, with 50'x50' maintenance free barn attached with at 30'x50' heated work shop with water. The home features 4 large bedrooms w/closets, 2 full fixture bathrooms with updates, double sinks, both with built-in lighted granite top vanities, one with spa tub. The Galley kitchen with custom cabinets offers granite counter tops, island wit snack bar built in desk, double oven, stainless front refrigerator. Hr 21, 2010, possession upon hardwood floors, trimmed in natural and original wide millwork throughout. Off the kitchen is a sunken large eating/living room with accesses to the multilevel deck. Many, many updates to include windows, doors, the front porches are vinyl wrapped for maintenance free. The parlor room includes a wet bar, 2 gas log fireplaces, the master bedroom has accesses to the 2nd story porch as well, includes one of the fireplaces. Ceiling fans are in nearly every room, 2nd story laundry hookup. Closet with built in organizers. The front living room has open stair case. Walk up attic, several built-in cabinets, newer light fixtures. High efficiency natural gas forced air furnace, central air conditioning, exterior of the home is vinyl siding. Additionally, there is a 60'x100' fenced in dog run. Car detached garage with metal doors and openers. The basement has access to the exterior as well as laundry service hookups, both set of laundry machines will be sold with the real estate. Mature and professionally landscaped. The property is minutes to IL Rt. 30 and within an hour to I-88 and the western suburbs, the property is within the Indian Creek Community School District.

Available for inspection by appointment with Auctioneers listed. See web site for photos.

TERMS: \$25,000 down day of sale with balance at closing on or before October 21, 2010. Possession upon closing. Closing shall be in the usual manner. Title commitment and agreement to purchase contract will be available for inspection prior to sale. Prospective buyers should have any necessary financing arranged prior to sale day, No contingencies. The property will be sold "as is" without warranties. Sellers reserve the right to reject any or all bids. Announcements day of sale supersede advertising, written or oral.

TRACTOR, TRUCK, HORSE DRAWN EQUIPMENT, PRIMITIVES & TOOLS

Ford 801 Loader Tractor w/Powermaster Loader
Farm Star 3 pt. PTO, 5' Boom, Post Hole Digger, 10" Screws
1994 Ford F150, XLT, Extended Cab Pickup w/Snow Plow, Full Power, Runs Great

2 Horse Drawn Triple Box Wooden High Wheeled Wagons on Wood Gears w/ Lettering "John Deere Wagon Co" and McCormick Deering "Both w/Buck Board Seats, Boards & Tongues, Very Nice Shape!

2 Antique Gas Pumps Tokheim #397587 & Gilbert & Baker #539305, Both w/ Texaco Globes
Lg. Casted Bronze "Elk" Yard Statue
Sev. Horse Drawn Sleighs, Portland Cutter, Pony, Childs, Shell, V.G.
Primitive Single Wood Wheel Tobacco Cart
Barrel Wood Churn w/Frame & Stenciled

Oxen Yoke
Goat Cart
8' Pool Table, 3/4" Slat, Ball Return, Tax Felt
Cast Iron Tractor Seats, "Rock Island", "Buckeye", Mounted to John Deere Milk Cans
Popcorn Machine Cart

TOOLS

Cement Mixer, Electric & Newer
Toro Recycler Push Mower, Electric Start, Used Once
Mounted Yard Vacuum
Red Jacket Cistern Pump
Yardman 21" Self Propelled High Wheeled 6.5 HP Stainless Steel Deck Push Mower
Sears Rototiller
McCulloch 18" Chain Saw, Alaskan Lumber Mill

Gas Powered Craftsman Lawn Edger
Cub Cadet Tractor Parts, Tires, Weights, etc.
Power Tools, Newer, Brand Name
Wood Crafting Books
Joiner
Vices
Drill Bit Sharpener
12" Wood Lathe w/Accessories
Turning Tools

16 sp Dura Craft & Drill Press
10" Radial Arm Saw
Furniture Clamps
Wood Carvings
Delta Dust Collector
Hand Tools
Angle Grinder
Power Washer
DeWalt Scroll Saw on Stand
Potato Cannon
Electric Motors

Plumbing & Electrical Hardware
Shelf Units
Carl Goldberg Glider Model, 6' Wing Span
Sev. Concrete Yard Ornaments
Roll-a-way Tool Lockers
Paints, Stains, Mineral Spirits
Thinners, etc.
Lots of Hardware
Cub Cadet 1862 Lawn Mower, 54" deck (as is)

FURNITURE, ANTIQUES, COLLECTABLES, USEFUL ITEMS

Tanning Bed, 220 Volts, Alisun Model, 1200B 1 24 Tubes
Rosewood Upholstered Corner Chair
Press Back Child's Rocking Chair
Newer Office Chair
Sofa Table
Oak Vanity
New 924 Dell Printer/Scanner
Pedestal Fan
Round Card Tables w/Chairs
Johann Havilland China
Service for 12 w/Serving Pieces, Blue/Gray Flowers Trimmed in Silver
Large Quantity of Decorative Flower Arrangements & Center Piece Vases
Oak Quilt Rack
Oak Shelves
Queen Size Air Mattress
Wide Pine Coffee Table
2 Piece Lighted China Cabinet
U-Shaped Upholstered Bedroom Chair
Decorative White Wash Furniture
Snowman Cookie Jar

Cook Wear, New
Pleia Glass
LaFome Cookware, New in Box
Air Purifier
Kitchen Accessories
Cheese Boxes
Rough Iron Pump[kin
Stain Glass
Oak Medicine Chest
Glider Porch Swing
"Jacqueline Kent Fairy Godmother Collection"
Bilnko Glass Pitcher
Patio Set
Deacon Bench
Wine Making Equip. Ket w/Lg. Bottles
Several Decorative Bird Houses & Feeders
Sewing Machine
Lighted Palm Tree
Amana Upright Freezer
Sleigh Converted to Glass Top Coffee Table
Walnut Rough Sawn Lumber, Various Lengths & Widths, Inc. 3"x11"x10' Carving Blocks

5 & 6 Gal. Western Crocks
2 Wicker Baby Buggies
Copper Boiler
Antique Bird Cage w/Stand
Malted Milk Makers
Aluminum & Wood Egg Crates
Milk Bottles
Wood Spice Cabinet
Metal Framed Church Style Windows
Antique Lamp Globes
Kerosene Stove
Buck Saw
Putnam Dye & Tint Medal Display Cabinet w/Dye & Tints, Sharp
Large Terracotta Urns
Kist Pop Advertising Sign
Leather Saddle
Bottle Carrier
Oil Lamp Collection
Oak School Desk w/Bottom Drawer
Lg. Alum Exterior Chicken Yard Ornament
Yard Bench
Decorative Iron Planters & Stands

New Home Treadle Machine
Yard Bell
Horse Head Cast Iron Mail Box
2 Buggy Wheels
Walk Behind Garden Plow
4 Pc. White Wicker Porch Set
2 Horse Head Hitching Post Tops
Round Cement Ball Top
Rubbermaid Garden Carts & Cabinets
3 Detailed Doll Houses on Turn Tables "Handcrafted by Ray Jensen", V.G.
Sev Wedding Cake Toppers, Wedding Accessories, Bridal Shower, Bird Cage, Mail Box for Cards
Several Metal Bushel Baskets
Several Framed Prints, Wildlife & Caligferfee
Decorative Wall Mtd. Ship
Barn Rope, Heavy Duty Nylon
30 Qt. Turkey Fryer
Dog Crate
Hammock
Leather Singer Treadle Sewing Machine

TERMS ON CONTENTS: Cash, Good Check, MasterCard/Visa accepted. Registration requires proper ID, No property removed until settled for. Not responsible for items or accidents.

RAY & RUTH JENSEN, OWNERS

ATTORNEY FOR SELLERS: Ron Klein 815 748-0380

AUCTIONEERS:

Chris Wegener - Sandwich, IL - 815-451-2820 (IL Lic. #440.000267)

Joe Wegener - Rochelle, IL - 815766-0756 (IL Lic. #440.000375)

Mike Espe - Elburn, IL - 630-365-9838 (IL Lic. 440.000424)

CLERK: D. Gudmunson

CASHIERS: The Coultrips

djwauctions.com