

# AUCTION



In order to help settle the estate the following items will be sold at Public Auction,  
to be held in the Exeter Legion Hall in Exeter, NE on:

*Saturday, June 7, 2014*

Starting at 10:00 a.m. :: Lunch stand on grounds



## REAL ESTATE (To sell at 1:30 PM)

109 South Union Ave. Exeter, NE

This single story home features two bedrooms, a full bath, Kitchen, living room, and dining room on the main floor. The basement is full and unfinished. There is an enclosed front porch. The property also has a large single car garage with an attached workshop. The home has approximately 1,162 sq. ft. of living space.

## PROPERTY INFORMATION

School Dist.: Exeter/Milligan Lot Size: 57 x 140 R.E. Taxes 2013: \$383.74

Year Built: 1900 Legal Description: South 13' of Lot 237 & All of Lot 238, Original Town Exeter NE

**Terms:** 20% down the day of the auction with the balance due upon closing. Closing to be within 30 days unless otherwise agreed upon by buyer and seller. Buyer & seller will split the title insurance and escrow closing fee 50/50, any loan endorsement will be paid by the buyer. 2013 real estate taxes and all prior years will be paid by the seller, 2014 taxes will be prorated to the date of closing. Possession upon closing. This sale is not subject to loan approval, buyers must have financing in order prior to the auction, and this will be considered a cash sale. This property is selling AS IS WHERE IS with no warranties given or implied, and is selling subject to all zoning and land use regulations of the city of Exeter, Fillmore County, and the State of Nebraska. The seller reserves the right to accept or reject any and all bids. Lance K Larsen is representing the seller in this transaction. Announcements made day of auction will take precedence over all previously printed material.

**Lance K Larsen Real Estate Broker : Robert O Rhodes Salesman**  
**402-576-3002 / 402-641-1348**

## Motorcycle & Scooter

1971 Honda CB350, Complete w/Title, 9,718 miles, SN: CL350CBE-4043862

Sierra Rear Wheel Drive 3 Wheel Scooter, New Batteries, New Seat, New Tires, w/Charger, (ready to use)

## Household Goods & Furnishings

Kenmore Elec. Dryer	GE Gas Dryer	Estate Washing Machine	Microwave	Kitchen Table w/6 Chairs
Full Size Blonde Bedroom Set	Single Bed	Futon Bunk Bed Set	Large, Oak Entertainment Center	Zenith Color Console TV
Sofa & Loveseat Set	Loveseat Hide-A-Bed	Electric Lift Recliner	Recliner	Lighted Curio Cabinet

Singer Commercial Sewing Machine w/Stand; Singer Sewing Machine; Office Desk; (2) Wicker Chairs; Dehumidifier; Humidifier; Jewelry Armoire; Wooden Bookshelves; (2) Metal Shelf Sets; Metal & Wooden Storage Cupboards; (4) Metal File Cabinets; End Tables; Pole Lamp; Plant Stand; Weight Bench & Weights; Shower Chair; Utility Cart; (2) Exercise Bikes; Enviacair Port. Air Cleaner; Oster Stand Mixer w/Attach.; Usual Small Kitchen Appliances; Meat Grinders; Granite Roasters; Usual Pots & Pans; Kitchen Silverware & Utensils; Tupperware & Plasticware; Pyrex Mixing Bowls; Pyrex Dishes; Corningware Dishes; Usual Kitchen Dishes & Glassware; Older Kirby Vac w/Attach.; (2) Box Fans; Desk Lamps; Cordless Phone; Swag Lamp; Blankets & Bedding; Hand & Bath Towels; Sewing Material; Pillows; Craft & Sewing Supplies; Hand Bags; Luggage; Caps & Hats; Lots of Christmas Decorations; Art. Christmas Tree; Decorative Items; Ceramic Figurines; Kids Books; Kids Toys & Games; Misc. Books & Magazines; Picture Frames; Jewelry Boxes; Set of TV Trays; Seashells; Boxes of Fruit Jars; Many Other Misc. Items.

## Antiques & Collectibles

Corner Hutch (painted)	Large, Wooden Storage	Humpback Trunk	Steamer Trunk
Cupboard	Sewing Rocker	Wooden Baby Bed	Wooden Doll Bed
Wicker Bassinette	Full Size Metal Bed	Fancy Rocker (needs repair)	(2) Round Back Chairs

Small School Desk; Several Old Games (My Favorite Martin, Johnny Quest, etc.); Old Children's Toys; Marble Games; "Dolly's" Washing Machine Toy w/Orig. Box; China Doll w/Orig. Box; (2) Celluloid Dolls; China Doll Head; Cream of Wheat Doll; Other Dolls; Child's Rocking Horse; Child's Wagon; Comic Books; (2) Viewmasters w/Slides; Lincoln Logs & Tinker Toys; Coast to Coast Travel Game; Metal Runner Sled; Other Children's Toys & Games; Jars of Marbles; Ukulele; Reynolds Trumpet w/Case; King Trombone w/Case; Large Bass Drum; 1946 Milligan Adv. Calendar/Record Keeper; Adv. Visor Mirror, "R.A. Willeford IH", Tobias; (3) Exeter Theatre Adv. Calendars; Adv. Dustpan, "Bulin Produce", Milligan; "Foreman Oil Co." Ticket Box, Exeter; "Merch. & Farmers Bank" Bank Book, Friend; Adv. Yardsticks; Adv. Mirror, "Earl Manning" Burress; Adv. Thermometer, "Del's Farm Store, Allis Chalmers" Milligan; "Geneva Tire & Oil" Adv.; Adv. Pens & Pencils; Many Other Local Adv. Items; JD A&B Tractor Manuals; JD Equip. Manuals; Other Farm Equip. Manuals; 1965 Fillmore Co. Farm Directory; 1928 Czech Families of NE Book; 1909 Road Laws of NE Book; 1918 Copy Internal Comb. Engine & Tractor Book; 1895 "Portraits & Principles" Book; 1913 Webster's Dictionary; Old Dictionaries; Misc. Czech Books & Bible; WWII Coffee Table Books; Nice Old Storybooks; JD Road Atlas; Adv. Road Maps; Coin Collecting Books; Many Farmers Pocket Ledgers; Historical Newspapers & Clippings; Misc. Old Magazines; Many Cookbooks; Milligan & Ohioa Centennial Items; (3) Crock Jugs; 4 Gal. Redwing Crock; 4 Gal Crown Crock; Redwing Wax Seal Jar; Crock Bowls; Set of Blue Band Crock Bowls; Set of China for 12; Pink Depression Glassware; Fiesta Cream & Sugar; Fire King Glassware; Fancy Red Pitcher & 9 Glasses; Ruby Red Glassware; Milk Glass Items; Black Amethyst Cups & Saucers; Souvenir Plates; Salt & Peppers; Other Good Glassware Items; Kerosene Lamp; (3) Coleman Lamps (no shades); (2) Coleman Gas Lanterns; Copper Coleman Funnel; Jars of Buttons; Wristwatches; Pair of Binoculars; Pocket Knives; Brass Padlock; Box of Keys; Tobacco Tins; Other Adv. Tins; Misc. Postcards; Collection of Cancelled Stamps; Several Lighters; Old Eyeglasses; Cigar Boxes; (3) NE Hunting Lisc. Holders; Clamp Iron; Several Banks; Records; Decanters; Old Beer & Liquor Bottles; Coke & Pepsi Bottles; Watkins Bottles; Several Old Medicine Bottles; Miniature "Crystar" Camera; First Aid Kit w/Orig. Wooden Box; Framed Pictures; (2) Nice Prints; "Stylecraft" Undergarment Box; Elgin Sewing Machine Head; Hall Tree; End Table/Magazine Rack; Wooden Washboard; Port. Typewriter; Elec. Fan; Stomp Washer; Tin & Copper Boilers; Unusual Bath Scale; Wicker Laundry Basket; Doilies & Embroidery Work; Sewing Supplies; Wooden Spools; Thimbles; Misc. Graniteware Items; Kitchen Items; 5 Qt. Chicken Waterer; Fruit Jars & Zinc Lids; Collection of Cast Iron Skillets (Griswold & Wagner), All Sizes; Round Mouse Trap; Dry Fire Extinguisher; 5 Gal. Fairmont Cream Can; Coal Bucket; Galv. Pails; Bushel Baskets; 2 Cyl. Maytag Engine; Large Air Compressor on Gas Engine Cart; Collection of Barb Wire; Oil Cans; Brass Hame Tops; Door Hardware; Spinner Knobs; Old Car Parts; 8' JD Platform Canvas; (2) Magneto's; Hubcaps; Schwinn "Admiral" Ladies Bike; Wooden Nail Keg; Shucking Hooks; (2) 2 Man Saws; Wooden Screen Windows; Other Antiques & Collectibles.

## Tools & Misc. Items

Propane/Oxy torch Set	Large Torch Cart	Dunlap 24" Wood Lathe w/Stand	Ryobi Biscuit Joiner
Powercraft Table Saw	Homecraft Jig Saw w/Stand	½ hp Bench Grinder	Small Bench Grinder

Skil 6" Circ. Saw; (2) Skil Cordless Screwdrivers; Sears Elec. Sander; Craftsman Palm Sander; Reciprocating Saw; H.D. ½" Drill; ¼" Elec. Drill; Heat Gun; Trouble Light; Halogen Worklight; 16 Gal. Shop Vac; Sump Pump; 6-12 Battery Charger; (10) Basement Support Jacks; Propane Space Heater; 100lb Propane Bottle; Pickup Toolbox; (2) Nice 4H Tack Boxes; 20' Alum. Ext. Ladder; 5' Alum. Stepladder; Woodburning Heating Stove; Single & Double Wall Pipe; ½" Socket Set; Other Socket Sets; Crescent Wrenches; Vise Grips; Pliers; Pipe Wrenches; Comb. Wrenches; Screwdrivers; Punches & Chisels; Files & Rasps; Hammers; Hand Saws; Levels; Other Hand Tools; (2) Small Bench Vises; Wood Vise; Toolboxes; Bar Clamps; Set of Metal Stencils; Parts Organizers; Padlocks & Keys; Chain Binders; Lots of Hardware; Ext. Cords; Set of Castors; Hyd. Bottle Jacks; Oil Measures; Rock Tumbler; Painting Supplies; Drill Bits; Elec. Supplies; Coleman Camp Stove; Bug Zapper; (2) Pair of Sawhorses; 5 Gal. Fuel Cans; Oil & Grease; (2) Small Gas Engines; Elec. Motors; Vet Supplies; Dip Net; Fishing Poles; Limp Lopper; Ext. Pole Saw; Cob Fork; Pitchfork; Other Handled Tools; Garden Sprayer; Garden Hose Reel & Hose; Lawn & Garden Tools; Misc. Garden Supplies; Flower Pots & Planters; Pair of Used Camper Axles; Used 700x15 Tires; (3) Chevy Wheels & Center Caps; Misc. Auto Parts; (8) Rolls of R25 Insulation.

**AUCTIONEER'S COMMENT:** Please join us for this very interesting estate auction. We will run two auction rings during the day. Bring a friend.



**AUCTIONEERS**  
**Larsen & Associates**

Lance Larsen, Robert Rhodes, Daryl Taylor,  
Lars Larsen, Sheldon Kohout,  
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# LEO & ELLA MAE SOUKUP ESTATE, SELLER

**TERMS:** CASH – No property to be removed until settled for. All property at bidder's risk when sold. Sellers, auctioneers & sale help not responsible for accidents. Everything sells AS IS!