

**ESTATE AUCTION**  
**Real Estate & Personal Property**

[www.tristateauctionservice.com](http://www.tristateauctionservice.com)

**Saturday July 23<sup>rd</sup>, 9:00 A.M.**

**Location: Wascott, Wi. In Wascott go West on Cty Rd T approx 6 miles. Turn right on Crystal Lake Rd. Go approx ½ mile and turn left onto Ball Park Rd. Watch for Tri-State Auction Signs.**

**REAL ESTATE**















**The Real Estate Consists of 4.37 Acres. The home is approx 60 X 32 ft. 3,400 sq ft. Three bedroom & two baths with and attached in floor heated 30 X 30 two car Garage with entry to the basement from the garage or from the home itself. The basement is in floor heat as well. The rest of the home has a Forced Air Steffes System for heat. The Hanson's spared no expense in building this home as Mr. Hanson was a contractor. The basement is partially finished. The home has Central air, and a Central Vacuum system. There are two decks off back and one very impressive front porch that extends the entire length of the home 5 pillars and a roof over hang. The home even has an indoor shooting range. The Kitchen has all stainless appliances and a granite center island. That is not all. This home also comes with a 60 X 30 Pole building with cement floor and with one of the two over head doors being taller for taller vehicles as well as an entry door. The pole building has a heated work shop. In final To sum it up this is a beautiful efficient home that would make anyone proud to own, comfortable with ample privacy, great hunting out your back door, and all that a country home can offer surrounded by a fisherman's paradise of lakes near by. There are so many extra's to this home that can't possibly be listed in this ad. Inspection of the home will be Friday with appointment and Saturday morning starting at 7:00 A.M. The home will only be shown to screened interested buyers. Earlier viewing can be arranged. Call us for appointments.**

**REAL ESTATE TERMS:** Accepted bid is final. The Real Estate will require 10% non refundable deposit in the form of a cashiers check the day of the sale with closing in approx 30 days. The home is being sold as is with no guarantees, promises, or warranty of any kind. Owner has the right to accept or reject any or all bids.

### **GUNS/AMMO/LOADING EQUIPMENT/MOUNTS/SPORTING**

**Excellent Heavy Duty Approx 25 Gun Safe, S&W 44 Mag 8" Barrel, Thompson Auto 45, S&W Body Guard 380, S&W 357 Mag Lady Smith, S&W Model 22 357 Mag 4", S&W Model 173 22 Long Rifle Revolver, Colt 223 Carbine, Savage Model 19 22 Bolt W/Tasco Scope, Encore Thompson Center 243 Winchester Single Shot W/Leopold Scope & 2<sup>nd</sup> Barrel 50 Cal Black Powder, Remington Nylon Semi Auto 22, Glenfield Model 70 22 Semi Auto W/Weaver Scope, Richland Arms Model 711 Double Barrel 12 Gauge, Safair 30-06 W/Scope, Japanese Mauser, Remington Model 870 WingMaster Pump 12 Gauge, Remington 12 Gauge Pump, Remington 870 TB WingMaster 12 Gauge, Mossberg 12 Gauge Bolt, 45 Cal Black Powder Rifle, U.S. Rifle 30 M1, Lee Loader Dies, U.S. Bayonet, Ammo, Holsters, Gun & Pistol Cases, 3 Pellet Guns, Ammo Cans, Loading Equipment, Mec 19,000 Series Loader, Mec 600 Jr Loader, Turkey Tail Mount, Mallard Mounts, Deer Head Mount, Deer Horns, Fox Squirrel Mount, NEW Ladies & Mans Huffy Bikes, Eskimo M43 Ice Auger, 2 Person Ice Fishing Sled, Double Tree Stand, Rods & Reels, Tackle Boxes, Tip-Ups, Snow Shoes, Left Handed Golf Clubs, Hunting Jackets, Polaris Snowmobile Suit, Down Jackets, & Lots More.**

### **BOAT/MOTOR/WILLYS JEEP/SNOWMOBILE/MOTOR CYCLE/SCOOTERS**

**Beautiful Aluma Craft Navigator 165 LS Fishing Boat w/Shorelander Trailer, 75 Yamaha 4 Stroke Motor, Locator, Live Wells, Foot Control Trolling Motor, Cover, & Many Special Features, 25 HP Mercury Motor, 14' Row Boat & Trailer, Old Ski Doo Snowmobile (Collector), 1967 Honda 305 Motor Cycle, 2 NEW Pair 2014 Dong Fang Scooters & Helmets, 1955 Willys Jeep Totally Reconditioned w/Fiberglass Body Excellent Condition.**

## **CAR HAULER TRAILER/TOOLS/LAWN TRACTOR/YARD/MISC**

7,000 Lb Car Hauler, (2) 25 X 17 Tires, Central Machinery 12" X 36" Lathe, Hobart Handler 175 Welder, Miller Thunderbolt XL Welder, Delta Planer, 2 Lg Crafts Tool Boxes & Tools, Delta 10" Contractor Saw, Crafts 1 HP Drill Press, 10" Crafts Radial Arm, DeWalt Compound Miter, 2 Ton Lift, Brute Power Washer 160 Honda, Parts Washer, Chop Saw, 2 Section Scaffold, Alum Ext Plank, 6.5 HP Air compressor, Sm Air Compressor, Lg 4 Wheel Cart Laser Cart, Work Bench On Wheels, Sheet Rock Benches, Floor Jack, Lg Kerosene Heater, Shop Vac, Sm Anvil, Lg Vise, Porter Cable, 1/2" Drill, Bosch Drill & Charger, Air Stapler, Circ Saw, Drills, Hammer Drill, Bosch Sawzall, Grinders, DeWalt Radio, Sanders, Battery Drill, Many More Power Tools, 4 Ft Level, Bar Clamps, Delta Saw Stand, Equipment Dollies, Come Along, Many Sm Hand Tools, Cement Tools, Dry Wall Tools, Air Hoses, Chain Hoist, Chain, Saw Horses, Fiberglass Ext Ladder, Step Ladder, Swivel Stool, Misc Lumber, John Deere 322 Mower W/Cab, Chains, Weights, & Snow Blower, Jacobson 26" 2 Stage Snow Blower, 2 Wheel Motorized Brush Cutter, Weed Eater Roto Tiller, Blower, Jonsred Chain Saw, Yard Trailer, Push Mower, Fert Spreader, Charbroil Gas Grill, Smoker, Outdoor Glider Rockers, 2 Wrought Iron Patio Chairs w/Cushions, 2 Hammocks, Metal Lawn Chairs, Shovels, Rakes, Forks, Gas Cans, Misc Paint Supplies, Ext Cords & Lots More.

## **COLLECTIBLES/FURNITURE/HOUSEHOLD**

Just a partial list w/more to be added., Cedar Chest, Old Records, Sm Crock, Buck Saw, Sewing Machine, Leinenkugel Beer Sign, VHS Camera, Queen Bed & Mattress, Dresser, Sofa Couch, Leather Recliner, Pictures, Xmas & Other Decor, Avon Items & Boxes, Love Seat, End Tables, Sofa Chair, Coffee Table, & More.

**AUCTIONEERS NOTE:** Debra is selling her beautiful home & Personal Property. This is an extremely clean sale. Everything very well taken care of and in new or like new condition. Deb will be sorting and adding up to the time of the sale. Don't miss it. Real Estate will be offered at 9:00 A.M. with personal property to follow immediately. Lunch, & bathrooms available. **We never charge a buyer's Premium.**

**PERSONAL PROPERTY AUCTION TERMS:** CASH or GOOD check with proper I.D., on Personal Property. Drivers License, and good phone number. All items are sold as is. All sales are final. Announcements the day of the sale take precedence over any verbal or printed material. Not responsible for accidents. Sales tax charged where applicable.

**AUCTIONEERS:** Tri-State Auction Service, Justin and Janet Hall. 9327N Ski Hill Rd. Hayward, Wi 54843, Justin Hall Reg Wi Auctioneer License # 812. Phone 715-634-4226. Call us Today for your Auction. You hire the best and we do the rest.

**SELLER:** Debra Hanson

























































































































