

ESTATE AUCTION

REAL ESTATE & PERSONAL PROPERTY AUCTION

www.tristateauctionservice.com

Saturday Aug 18th, 2018 9:00 A.M

Location: Hayward, Wi. From Hayward take Hwy B approx 12 miles and turn left on McClain Rd. Follow to Tiger Cat Rd and turn right. 1/4 mile turn right again on Chief River Rd. Watch for Tri-State Auction Signs.

REAL ESTATE

A very nice 3 Bedroom well maintained approx 1800 sq ft home on 7.10 wood acres just 400 yards to the river. It has 4 diff heating systems. Included is a beautiful real wood Brick fireplace. Laundry is on the main floor. Full basement W/9 Ft ceilings. It has a detached 2 car Garage. Included additional space in the garage itself is a 25X25 ft Work Shop and another attached 12x28 ft space perfect for sleds, mowers, ATV's & more.. There is another 24 X 15 ft seprate Garage W/tall interior suitable for your camper or trailer. In addition to all this there is a Lg Gazebo. All buildings have cedar siding & new roofs in the last 3 years. Nice secluded area with ample Trophy Wildlife. Perfect for the Hunter or Nature Watcher. This is a nice affordable home with plenty of living and growing space. There are many great features to this home & property.

REAL ESTATE TERMS: Accepted bid is final. The Real Estate will require 10% non refundable down in the form of a cashier's check the day of the sale with the remaining balance at closing in 30 days. The home and property are being sold as is with no guarantees, promises, or warranties, of any kind. Owner has the right to accept or reject any or all bids. **Personal Property Terms: CASH** or GOOD check with proper **I.D., Drivers License, and good phone number no exceptions. We have never charged a buyer's premium. 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.**

GUNS/SPORTING/RIDING MOWER/YARD/TOOLS/MISC

Ruger 9MM Auto, Stevens Model 87A Semi Auto 22, Western Field 390B single Shot 22, Walleye Mount, Pellet Gun, Gun Cases, Some Ammo, Cleaning Kits, Cobra Golden Eagle Compound Bow, Golf Clubs, Croquet Set, 2 Bikes, Auto Ranch King Pro 18.5 H.P. Twin Mower W/2 Stage Snow Blower, Deck, Chains, & Weights, Toro Elec Snow Thrower, Stihl BR400 Blower, Yard Cart, Pet Cage, Pro Chef Gas Grill, Sm Grill, Steel Wheels, Life Vests, Hose & Reel, Shovels, Rakes, Forks, Axes, Gas Can, Trash Cans, Crafts Table Saw, Crafts 10" Radial Arm, Crafts 12" Band Saw, Jointer Planer, Board Roller Guide, Belt Sander, Crafts Belt Sander, Shop Vac, Bench Grinder, Battery Charger, 8 Ft Step Ladder, Pipe Vises, Come Along, Sm Tool Box, Misc Hand Tools, Tool Belt, Nuts & Bolts, Tin Box, Dr Doc, Oils, Ext Cords, Fire Ext, & More.

COLLECTIBLES/APPLIANCES/FURNITURE/HOUSEHOLD

Chair W/Picture in Back Rest, Essential Yours Silver Pieces (1847 Style), 3D Hand Carved Picture, Cream Can, Oil Lamps, Carved Duck by Leo Kopyy, Whirlpool Accubake Counter Slide in Elec Stove, Whirlpool Side by Side 21.9 Ft Refridg Freezer, Whirlpool Dishwasher, G.E. Sm Chest Freezer, Maytag Washer, Maytag Dryer, Microwave), Queen Bed Frame & Headboard, W/End Table & Dresser, Wht Metal Frame Full Bed, Eastlake Style Dresser, Mirrors, End Love Seat Couch, Lamps, Round Dining Table & Chairs, Lg Wood Dining Table W/Leaves, Wood Dining Chairs, New Elec Lift Chair, Glider Rocker, Glider & Foot Stool, Entertainment Center, Oak End Tables, Drop Leaf End Table, Rocking Chair, Drop Leaf Desk, Oak 2 Drawer File Cabinet, Singer Sewing Machine Table, T.V. Stand, T.V., 15" LCD Symphonic T.V., File Cabinet, Desk Chair, Desk Lamp, Wood High Chair, T.V. Trays, Dirt Propane Heater, Devil Vac, Prints, Knick Knacks, Radio CD Player, VCR/DVD Player, Cassette Radio Speaker System, Fan, Standing Fan, Cloths Hamper, Shoe Shine Box, Bath Chair, Walker, Step Stools, Fireplace Tools, Rocking Horse, Salad Bowls, Knife & Block Set, Food Processor, Mr Coffee, George Foreman Grill, Tupperware, Elec Knife, Waffle Iron, Crafts Knife Sharpener, Crock Pot, Toaster, Silverware, Utensils, Baking Dishes, Corning ware, Pots & Pans, Dishes, Glasses, Cups, Enamelware, Canisters, Cutting Boards, Sharp View Cam, Kodak Easy Share, Old 1 Step Polaroid, Adding Machine, HD Copier Scanner, Office Supplies, Linens, Rugs, Heating Pad, Holmes Air Purifier, Purses & Hand Bags, Basket, Artificial Trees, Anniversary Clock, Vases, Poker Chips, Art Flowers, Puzzles, Thermos, Cleaning Supplies, & More.

AUCTIONEERS NOTE: www.tristateauctionservice.com for pictures & Inventory. Real Estate will be sold at 9:00 A.M. then the personal property. This is going to be another nice clean sale.

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: Estate of Roy Fosterling















































