

REAL ESTATE AUCTION

Owners: Estate of Earl & Gayle Affolter

Sunday, July 26 @ 12:00 NOON

Location: 406 - 3rd Street East, Center, ND



Note: This is the second day of a large 2-day sale. This sale features the real estate in addition to a nice boat, lots of antique and collectible furniture, a stationary engine, a few older vehicles, building materials, larger architectural items, household, shop and tool items (these items are listed separately on another webpage). This sale will be held at the house. Center is located about 30 miles northwest of Bismarck/Mandan (see above maps). The sale location is just north of the water tower, the most visible landmark in the town of Center. Parking at the house will be limited so plan on parking on one of the side streets near the house.

The sale will begin at 12:00 noon (Central Time) and the real estate will be sold at approximately 2:00 pm.

REAL ESTATE





- The real estate includes a 2-story Victorian (3 story including the attic) home that was moved from Hebron, ND onto this site in 1992. The basement was finished and the Affolters' lived in the finished basement. The upper floors were gutted and remain in that condition today. Much of the original woodwork is intact or removed for the gutting and will remain with the house. House has wood basement (treated lumber). Portions of the house have been sided with the narrow masonite siding. Additional siding and shingles (to finish the the wrap-around porch) is included with the house (located under the tarps on the north side of the shop).
- Approximately 2000 square feet per floor including the basement for a total of approx. 6000 square feet.
- Perfect for the handyman. Would make a great single family residence for a large family, bed and breakfast, or hunting lodge. The possibilities are endless.
- Includes a large detached 2-stall+ shop/garage with a loft/attic for storage. The shop is insulated and heated. Has running water and bathroom complete with a shower. The shop was built in 1992. It is very well built. Has a chain hoist mounted on steel I beam that runs between the two shop stalls. Shop is approximately 1800 square feet including the loft area. The loft is not finished.

- Lot size is slightly more than 2 acres (sorry we indicated that it was more than 4 acres in the earlier advertising). The house and shop are located within the city limits and the north part of the lot is located outside the city limits. Neighbors only on the south side.
- A single garage (12' x 17') with lean-to shelter is located on the north side of the lot.
- Appliances included with the house include the range, refrigerator, washer and dryer.
- House is heated by propane forced air. Two leased propane tanks are located on the property but are not included in the sale.
- Yard is landscaped with lots of mature trees and unique features. The garden shed/children's playhouse is not included in the sale of the property. Includes a large, unique multi-level deck built with treated lumber.
- Annual taxes are approximately \$700.
- The successful high bidder will be required to pay \$2000 down the day of the sale. The balance due within 45 days. Taxes prorated at the time of closing.
- Open house will be held from 1:00 to 3:00 pm, July 12 and 18.
- If unable to attend one of the open houses, please contact Rich at 391-5272 or Dean at 527-5353 to schedule a viewing.



North Star Auction & Appraisal Company

Auctioneers: Dean Moos, Lic. #622, Clerk Lic. #450

Rich Fadness, Lic. #563; George Schatz, Lic. #389

(701)667-2935

www.northstarauction.com

Terms: Cash or good check. All statements made the day of the sale take precedence over any printed ads. Not responsible for accidents. Other terms announced the day of the sale. Lunch will be available.