

# REAL ESTATE & PERSONAL PROPERTY AUCTION

**Saturday, July 31, 2021, at 10 AM**

**JAMES K. HAMILTON ESTATE**

**— 404 Norris Court, Waterloo, IA —**

3 bedroom, 1.5 bath  
1,520 sq. ft. home  
22 x 22 detached garage  
Lot size 60 x 141



## **AUCTION:**

**Saturday, July 31**

Personal Property, 10 AM  
Real Estate, Noon

## **OPEN HOUSES:**

(Conducted by family)

Thursdays, July 15, 22 & 29, 6-8 PM

Sundays, July 18 & 25, 1-3 PM



## **CHAD SHEPARD IS A LICENSED AUCTIONEER**

Method of Auction: Property sells "As-is".  
\$10,000.00 down payment due day of sale.  
Balance is due at closing on or before  
August 31, 2021. Seller retains the right to  
accept or reject final bid. Taxes prorated  
to time of possession. Your bidding is not  
subject to financing. Your financing must  
be arranged prior to auction.

Attorney for the seller handling  
real estate & closing:

**John A. Richter**

620 Lafayette Street, Waterloo, IA  
319-234-1766

**Chad Shepard**  
AUCTIONEER

319-239-6464



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