

REAL ESTATE & ESTATE AUCTION

SATURDAY, NOVEMBER 23, 10:00 AM

2510 W MAIN STREET, CHARLESTON, AR

DIRECTIONS: From Charleston, west on Main Street/ HWY 22.

REAL ESTATE: 1956 square foot, 3 bedroom, 2 bath home in a nice area west of Charleston. This property boasts a large lot with beautifully landscaped grounds, including an abundance of roses that enhance the curb appeal. Inside, you'll find a cozy den with a wood-burning fireplace – perfect for those chilly evenings. The living room features large windows that flood the space with natural light, while the formal dining room offers the perfect setting for entertaining. Outside, enjoy the oversized covered patio – ideal for outdoor gatherings – along with a convenient two-car carport and a separate two-car detached garage, offering plenty of storage and parking space.

TERMS ON REAL ESTATE: 10% down, day of sale. See additional terms at day of sale. Sale subject to seller confirmation.

ANTIQUES & COLLECTIBLES: Stained Glass Floor Lamp, Hand Painted Cabernet Dishes, 3 Barrister Bookcases, Metal Art, Precious Moments Collection, Tiffany/Brass Lamp, Crystal Lamps, Gone With The Wind Lamps, Antique Dressers, Antique Drum Table, Antique Chair, Antique Singer Sewing Machine/ with parts & thread, Clown Collection, Jewelry,

FURNITURE: Glass Top Tables, Deco Chest, Dining Table & 6 Chairs, China Cabinet, Dining Hutch, 3 Bar Stools, Suede Sofa, "Painted Rooster" Cabinet, Dark Brown Sofa, Coffee Tables, Jewelry Armoire, Small White Chest, Tall Display Cabinet,

MISCELLANEOUS: Whirlpool Refrigerator, Pictures, Harmony House China, Christmas Dishes, Franciscan China Setw/many extra pieces, Metal Art, Throw Pillows, Books, Large Area Rug, DVDs, CDs, VHS Tapes, Large Mirror, Figurines, Rug Shampooer, TV's, Metal Shelf, Crochet Supplies & Yarn, Chair Cushions, Artificial Flowers Collection, Copper Molds, Rooster/Chicken Pitchers, Cookbooks, Area Rugs, Crystal Bowls, Platters, & Vases,

OUTDOOR: Patio Furniture w/Table, Chairs, Love Seat, & Coffee Table, Bench Swing, Flower Pots, Blower, Shovels, Etc.

AUCTIONEER'S NOTE: We will have more by auction day. Food Service will be available.

TERMS ON ABOVE: Cash, credit card (+ 3%), or check from known buyers. Announcements day of sale supersede previous.

VISIT: WWW.CONTRAIL.ORG or ARKANSASREALTYAUCTION.COM

CONTRAIL AUCTION SERVICE

JAN NORDIN - AUCTIONEER - AALB 1476 (479) 646-8348

WEICHERT REALTORS – THE GRIFFIN COMPANY (479) 648-8000