A Beautiful Farm Acreage located on 7 Acres M/L to be sold at

PUBLIC AUCTION

NOTE: TIME DATE PLACE

Sunday, November 22nd • 1 PM

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911 Address: 2916 Highway 30 Denison, Iowa 51442

OPEN HOUSE SUNDAY, NOVEMBER 1st 12:30 to 4 P.M.
or acreage will be shown by appointment only.
Call for your own personal appointment.

LOCATION: 1.9 miles East of Denison on Highway 30. Acreage is on North (left) side of Highway. ***Watch for signs.***

LEGAL DESCRIPTION: Parcel E of part of the S½ of the SW¼ of Section 5 and Part of the NW¼ of the NW¼ of Section 8 and Part of Lot 6 of the NE¼ of the NW¼ of Section 8. All in Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA. Call for complete legal. It is long and intense. Legal will include easements and right of ways. Said legal contains 7 acres M/L.

TAXES: approximately $2,614.00 M/L annually on 7 Acres M/L. Final taxes will be determined after the sale.

ACREAGE FEATURES:

Primary Suite bedroom with bathroom upstairs. 3 bedrooms on main floor, full bathroom main level and downstairs, main floor and basement laundry hook ups, gallery kitchen with built in oven, gas stove, microwave oven and dishwasher, soft water system, 2 central air conditioners, 2 central furnaces, updated windows and roof, 500 gallon LP tank, 2 car attached garage and a single car attached garage, 3 older sheds and a 30' x 16' (approximately) with plenty of storage in home.

Must see to appreciate all the features!

SPECIAL NOTE: Basement has been finished. House has poured cement walls. With a little work home could become duplex for extra income. Acreage is located on 7 acres M/L right off Highway 30. This beautiful acreage is just waiting for the right family to call home. Will be like living close to town with all the country feeling.

TERMS: Successful bidder will be required to pay 25% down day of sale and sign a standard real estate contract. Balance will be due upon possession of real estate at closing which will be on or before December 14th, 2026. Taxes will be prorated to date of closing. Acreage will be sold ***AS IS WHERE IS. Starting bid will be $150,000.***

AUCTIONEERS NOTE: All oral announcements made day of sale will take precedence over written material. Sale is not contingent on buyer's financing. The above information is believed to be true and accurate but not guaranteed by Auctioneers or Sellers. All potential buyers may do their own research of the above printed material There will be no guaranties either expressed or implied. Do your own homework or call.
This will be an absolute sale. To view photos go to www.denisonlivestock.com

SPECIAL NOTE TO NEW BUYER: The Buyer of the acreage will have the option to purchase the parcel lying between the acreage and Highway 30 at a set price. The additional parcel contains 3.7 acres, more or less. Buyer will need to declare intention at conclusion of auction. Contact JR or Brad Nelson for details.

Before auction buyers will be required to present a letter of credit from bank or other lending institution in order to bid. *NO EXCEPTIONS!*

Marcia Bachmann Estate, Seller

Closing Attorney: Bradley J. Nelson located at 1317 Broadway, Denison, IA 51442 Phone: 712-263-4245
To View Property or For Further Information, Contact Associate Broker – John Pauley 712-263-9040
or Associate Salesperson – Tom Pauley 712-263-0224; Office - 712-263-3149;
Sales persons associated with Denison Realty, located at 1335 Broadway, Denison, IA, Rita Schechinger, Broker

Associated with Denison Realty

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