



ABSOLUTE 2 BEDROOM PLUS BUILDINGS HOME AUCTION

Monday Evening, October 6 • 5:30PM

1807 3rd Avenue North, Denison, IA



**OPEN HOUSE: MONDAY NIGHT
SEPTEMBER 29TH 5:30-7 PM**



READ: Buyers will need to present a letter of credit from bank or other lending institution before auction in order to bid. NO EXCEPTIONS

ADDRESS: 1807 3rd Ave N, Denison, Iowa

TAXES: \$772.00 approximately

LEGAL DESCRIPTION: Denison BLK 50 Lot 5

TERMS: Successful bidder will be required to pay 10% down day of sale and sign a standard real estate contract. Balance will be due upon possession of real estate and closing. All the above information given is believed true but not guaranteed by auctioneer or seller.

Home will be sold in AS IS CONDITION

AUCTIONEER'S NOTE: This is a very nice home, newer shingles, windows, siding, all appliances included. READY TO MOVE IN! NO BASEMENT. 1 Car attached garage. Nice utility shed. Also a heated shed with cement floor. Heated shop. MUST SEE! And all fenced in yard. Don't miss this opportunity for a GREAT Property!

OPEN HOUSE: Monday, September 29th 5:30-7:00 p.m.

Home will sell in AS IS CONDITION.

Auction will take place at sale site

Sherry D. Bral Estate, Seller

Closing Attorney: Reed Reitz of Lohman, Reitz & Ullrich located at
1231 Broadway, Suite 300, Denison, Iowa 51442 Phone: 712-263-4627

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

Pauley Family Auction Services LLC, Auctioneers • 712-263-3149