

Absolute 3-4 Bedroom HOUSE AUCTION

Monday Evening, July 23rd • 5:30PM
1604 2nd Avenue South, Denison, IA



ADDRESS: 1604 2nd Avenue South South, Denison

TAXES: Approximately \$884

LEGAL DESCRIPTION: Lot Seven (7) in Block One Hundred Nine (109) in the City of Denison, Crawford County, Iowa

TERMS: Successful bidder will be required to pay 20% down day of sale and sign a standard real estate contract. Balance will be due upon possession of real estate and closing. Home will be sold in **"AS IS CONDITION"** Buyer will be responsible to get abstract. All the above information given is believed true but not guaranteed by auctioneer or seller.

AUCTIONEERS NOTE: INVESTMENT PEOPLE BE HERE! Home features 3-4 bedrooms and 2 car attached garage. **COME PREPARED TO BUY! Home will sell in "AS IS CONDITION".**

OPEN HOUSE: July 16th • 5:30 - 6:30PM

City of Denison, Owner

Rick Franck, Closing Attorney

Located at 1231 Broadway Ste 300, Denison, Iowa 51442 • 712-263-3159

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 1312 Broadway, Denison, IA

Rita Schechinger, Broker



Associated with
Denison Realty

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Go To www.denisonlivestock.com For Pictures