



ABSOLUTE 2-3 BEDROOM HOME PLUS MULTI-BUILDING

ACREAGE AUCTION

Saturday, October 4 • 4:00PM

1913 Street F16 Manilla IA 51454



**OPEN HOUSE: MONDAY NIGHT
SEPTEMBER 22ND 5:30-7 PM**



ADDRESS: 13 Street F16

Manilla IA 51454

DIRECTIONS: From Manilla Wellness Center, go South 1.7 miles on M47, then turn left on M47 and go 1 mile, then turn right on M47 South .9 miles, turn East on F16 1900 Street for .2 miles. Acreage is on the South side of the road. Look for signs.

TAXES: \$1,558 approximately annually

LEGAL DESCRIPTION: 7-81-37 PT NE NW 1.39 Net

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.

Acreage will be sold in AS IS CONDITION.

Auction will take place at sale site

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

AUCTIONEER'S NOTE: This is a very nice quiet acreage. Would make a very nice family home: 2-3 bedrooms, vinyl siding, updated windows, window A.C., updated kitchen – **MUST SEE!** Several out buildings. Acreage is already surveyed – look for Pink Flags. All appliances are included. **Acreage will sell in AS IS CONDITION. Auction will take place at sale site**

To View Property Call: Jared Muhlbauer 712-269-7729 or Denison Livestock Auction 712-263-3149

Sheila Dukes Estate, Seller

Closing Attorney: Mike Maynes of Maynes Law Office located at 205½ W Iowa St, Greenfield, IA 50849 Phone 641-743-2800

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