



ABSOLUTE 3 BEDROOMS HOME AUCTION

Monday Evening, June 23rd - 5:30 PM

1124 5TH Avenue South, Denison, IA



HOUSE WILL BE SHOWN BY APPOINTMENT ONLY.

Call Denison Livestock to schedule showing.

712-263-3149 or 712-269-0224.

ADDRESS: 1124 5th Avenue South,

Denison, IA 51442

TAXES: \$1,226.00 approximately

LEGAL DESCRIPTION: Blk 141
S1/2 Lot 12

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 and closing. All the above information given is believed true but not guaranteed by auctioneer or seller.

READ: BUYERS WILL NEED TO PRESENT A LETTER OF CREDIT FROM BANK OR OTHER LENDING INSTITUTION BEFORE AUCTION IN ORDER TO BID.

AUCTIONEER'S NOTE: Nice 3 bedroom home, ready to move in, 2 bathrooms, large level lot, newer windows, gas heat, window air. Includes a nice utility shed.

Do not miss this home!

***HOME WILL BE SOLD IN "AS IS" CONDITION.
AUCTION WILL TAKE PLACE AT THE SALE SITE.***

John G. Feddersen, Seller, Denison, IA

Closing Attorney Brad Nelson of Iowa Legal PLC,
located 1317 Broadway, Denison, IA 712-263-4245.

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