



**ABSOLUTE OUTSTANDING LAKE FRONT
PROPERTY ON BEAUTIFUL BLACK HAWK LAKE
TO BE SOLD IN 2 PARCELS AT
PUBLIC AUCTION
Friday, October 18th • 5:30PM
300 East Shore Drive Lake View, IA 51450**



LAKE FRONT!



OPEN HOUSE SUNDAY, OCTOBER 6TH 11AM-3PM

**PARCEL 1: 2 Bedroom Cabin with 50' PRIME
Lakeshore property and sand beach.**

ADDRESS: 300 East Shore Drive Lake View, IA 51450 **TAXES:** \$2,668.00 approximately
LEGAL DESCRIPTION: 35-87-36 LAKE VIEW INC LOT 1 SOREN & MARY JENSEN'S ADDT CABIN #300

**PARCEL 2: 30'X40' Steel Building w/cement floor with 35'
PRIME Lakeshore property and sand beach. No utilities.**

ADDRESS: 300 East Shore Drive Lake View, IA 51450 **TAXES:** \$1,790.00 approximately
LEGAL DESCRIPTION: 35-87-36 LAKE VIEW INC LOT 2 SOREN & MARY JENSEN'S ADDT

TERMS: Successful bidder will have choice of Parcel 1 or Parcel 2. If bidder takes both Parcels – Sale is over. Successful bidder will be required to pay 10% down day of sale and sign a standard real estate contract. Balance will be due on Monday, November 18, 2024. Taxes will be prorated to closing.

**PROPERTY WILL BE SOLD "AS IS - WHERE IS".
AUCTION WILL TAKE PLACE AT SALE SITE.**

AUCTIONEERS NOTE: This is a rare piece of property to be sold on beautiful Black Hawk Lake. Property lines have been marked by pink flags. Buyers do your own homework or call for more information. All the above information given is believed true but not guaranteed by auctioneer or seller. Balance will be due upon possession of real estate and closing. **HOME WILL BE SOLD AS IS WHERE IS.**

Lawrence & Mary Griff - Owners

*Closing Attorney Adam Ullrich of Lohman, Reitz, Sailer, Ullrich and Blazek located at
1231 Broadway, Suite 300, Denison, IA 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



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