



ABSOLUTE 3 BEDROOMS HOME AUCTION

Monday Evening, May 20 • 5:30PM
2622 1st Avenue South, Denison, IA



ADDRESS: 2622 1st Avenue South, Denison, IA 51442

TAXES: \$1,436 approximately

LEGAL DESCRIPTION: H Park BLK 1 LOT 6

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. **HOME WILL SELL IN AS IS CONDITION**

**HOUSE WILL BE SHOWN BY APPOINTMENT ONLY.
Call Denison Livestock at 712-263-3149 to schedule showing.**

**HOME 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 EXCEPTION!

AUCTIONEERS NOTE: Very nice 3 bedroom home right next to YellowSmoke walking path. Updated furnace, A/C, windows, water heater and electric panel. 1 car attached basement garage. House has steel siding, **HOME WILL BE SOLD IN "AS IS" CONDITION. Auction will take place at sale site.**

Earl K. Hoemann, Denison, IA Seller

Closing Attorney Brad Nelson of Iowa Legal, PLC located at 1317 Broadway, Denison, IA 51442 712-263-4245

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