



ABSOLUTE 3-4 BEDROOM

HOME AUCTION

Monday Evening, June 1st • 5:30PM
17613 Ivy Avenue • Maple River, Iowa



ADDRESS: 17613 Ivy Avenue, Maple River, Iowa

TAXES: \$534.00 approximately annually

LEGAL DESCRIPTION: Lot Eighteen (18) Block Three (3) Maple River Junction, Carroll County, Iowa

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.

OPEN HOUSE: Monday, May 18th 5:00-6:30 pm

For House Showings call Jay Riesberg 712-790-9767 after 4 PM



AUCTIONEER'S NOTE: Very nice family home. 3-4 bedrooms, 2 baths, main floor laundry. Newer shingles, vinyl siding, C.A., rural water, sptic tank. Large 2 car detached garage, plus 1 car garage. Also 1,000 gallon LP tank. **Home will sell in AS IS CONDITION.**

Don't Miss the Open House, Monday, May 18th 5:00 - 6:30 pm!

Madelyn Huelsing Trust, Seller

Closing Attorney: Bradley J Nelson located at 1317 Broadway, Denison, IA 51442 Phone 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