



**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, septic 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**