

PUBLIC AUCTION

Acreage to be sold

Saturday, August 6th • 8AM

**NOTE TIME,
DATE, PLACE**

**Sale will be held at Denison Livestock Auction
located at 501 North 9th Street, Denison, IA 51442**

**NOTE TIME,
DATE, PLACE**



**Open House Monday, July 11th from 5-7pm
Address: 2410 295th Street • Denison**

FARM LOCATION: From the east side of Denison go South ¼ mile on Donna Reed Road, turn left (East) on O Ave, follow O Ave for 2¼ miles. Farm is on right (South) side of road. Acreage is just 1/16 mile South on 295th Street.

FEATURES: 4 bedroom earth home. Home has 1 bedroom with master bath, 1 full bath, laundry-mudroom, 2 sun rooms, nice kitchen area with island lunch counter with plenty of cupboard space and a spacious living room. Home also has an extra large 2 car attached garage, LP forced air furnace, central air, gas water heater. Acreage has it's own well and also is hooked up to rural water. Acreage will have new septic sewer and a new shingle roof with a white split fence around most of the acreage. If you have kids they will think they are in heaven living here. Acreage also has some grass for a horse or the kid's 4-H calves.

Don't miss your chance to buy a little piece of paradise!

LEGAL DESCRIPTION: Lot 1 of the Northwest Quarter of the Northeast Quarter of Section 17, Township 83 North, Range 38 West of the 5th P.M., Crawford County, Iowa. Acreage contains 2.368 acres with 2.15 net acres. Call for complete legal.

TAXES: Approximately \$2,045.00 annually

NOTE: There will be a **Open House Monday, July 11th from 5-7pm** or shown by appointment only. Call

TERMS ON PARCEL 2: 20% down day of sale of purchase price, buyers must sign a standard real estate contract day of sale. Balance will be due Wednesday, August 31, 2022 when deed and abstract showing merchantable title will be given. Taxes will be prorated to date of possession.

AUCTIONEER'S NOTE: All oral announcements made day of sale will take precedence over any written material. The above written information given is believed to be true and accurate but not guaranteed by auctioneers or sellers. All potential buyers may do their own research on the above printed material. There will be no guarantees either expressed or implied to their accuracy. Property will be sold **AS IS WHERE IS**. Sale is not contingent on buyer's financing. Do your homework.

Melvin and Mary Kenkel Estate, Seller

Closing Attorney, Bradley J. Nelson of Norelius & Nelson Law Firm

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



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