



# ABSOLUTE DUPLEX - 2 UNIT AUCTION

Monday Evening, August 11 • 5:30PM  
219 Avenue C • Denison, Iowa



**OPEN HOUSE: Friday Night  
August 1st 5:30-7 PM**

**ADDRESS:** 219 Ave C Denison, Iowa

**TAXES:** \$1670 approximately

**LEGAL DESCRIPTION:** DENISON BLK  
40 NE 76' E 5' LOT 5 & NE 76' LOT 6  
& 76 X 4.3 X 75.8 NW COR LOT 7

**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 possessions of real estate and closing. All the above information given is believed true but not guaranteed by auctioneer or seller. Duplex will be sold in AS IS CONDITION

**READ: Buyers will need to present a letter of credit from bank or other lending institution before auction in order to bid. NO EXCEPTION!**

**Duplex will be sold in "AS IS" Condition. Duplex will be shown at open house or call Denison Livestock at 712-263-3149 or Tom at 712-263-0224**

**AUCTIONEER'S NOTE:** This is a well built home with lots of characteristics! Each unit features 2 bedrooms, nice kitchen and cement parking. **MUST SEE! Duplex will sell in AS IS Condition. Auction will take place at sale site.**

**Owner: Richard & MarJean Petersen, Denison, Iowa**

*Closing Attorney: Reed Reitz of Lohman, Ullrich & Reitz located at 1231 Broadway, Suite 300,  
Denison, Iowa 51442 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*



Associated with  
Denison Realty

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