

PUBLIC AUCTION

Beautiful Lot For House And 12 Acres M/L Of Pasture Ground that could be developed in the Denison City Limits. Will be sold on

**NOTE: TIME
DATE PLACE**

Saturday, September 6th • 8 AM

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DATE PLACE**

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

ACREAGE LOCATION: From Burger King on Hwy 30, turn South on S Main Street for ½ mile, then turn Right (West) on 13th Avenue South. Lot 1 is on the South (left) side of street.

NOTE: Parcel 1 has a beautiful corner lot that would make an excellent place to build a home or a nice duplex with approximately 8+ Acres M/L of pasture ground to the West. This parcel is on the South side of the street. Parcel 2 is 1/8 mile West on 13th Avenue South. Parcel on North side of street is approximately 3 acres.

LEGAL DESCRIPTION: The North and South line of Lot 55 and the South line of Lots one and two Subdivision of Lot 57 all in the Subdivision of the W½ of the NE¼ and the E½ of the NW¼ Section 14, Township 83 North Range 39 West of the 5th P.M. Crawford County, IA. These 2 parcels will be sold as 1 (one) unit. Top bid will buy both parcels. Call or stop for complete legal or to look at survey of plots.

TAXES: \$324.00 approximately, could change after sold.

TERMS: 25% down due day of sale with balance due Wednesday, October 1st, 2025 when deed and abstract showing merchantable title will be given. Possession will be given at closing. Taxes will be prorated to date of possession.

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

**John E. Rath Revocable Trust, Owner
Iowa Savings Bank, Trustee**

Closing Attorney: George C. Blazek located at 3707 Timberline Drive, Suite 3, Denison, IA 51442. Phone 712-217-7040

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

Guest Auctioneers: Keith and Kody Kerkhoff • Manilla • 712-210-2222