



ABSOLUTE 4 PLUS BEDROOM 1 OWNER HOME

HOME AUCTION

Monday Evening, October 27 • 5:30PM
2114 9th Ave North • Denison



ADDRESS: 2114 9th Avenue North,
Denison, Iowa 51442

TAXES: \$4,016 approximately annually

LEGAL DESCRIPTION: Denison Ridgeway
4th Addn. Block 3 Lot 9

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. Sale is subject to court approval.

**Home will be sold in
AS IS CONDITION.**

**Auction will take place at sale site
Sale is subject to court approval.**

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

AUCTIONEER'S NOTE: One of Denison's finest well built homes. 1 owner, 4 large bedrooms, 2 bathrooms, large kitchen with patio door to deck that wraps around the home **MUST SEE!** Fire place, finished basement, level lot, large garage. Great backyard, close to city park. All appliances stay. Home does need some T.L.C. Sale is subject to court approval. **Home auction will take place at sale site. Home will sell in AS IS CONDITION.**

Owner: Robert E. Rice Estate, Denison, Iowa 51442

Closing Attorney: Bradley J. Nelson of Iowa Legal PLC 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