

**PICK ME!
PICK ME!**

ABSOLUTE 4-5 BEDROOMS HOME AUCTION

**Monday Evening, October 21st • 6:15PM
113 12th Street South, Denison, IA**



ADDRESS: 113 12th Street South, Denison, IA 51442

TAXES: \$1,102 approximately

LEGAL DESCRIPTION:

BLK 104 E½ N 70' LOT 13 N 70' LOT 14

TERMS: Successful bidder will be required to pay 25% 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.

**HOME WILL BE SOLD IN "AS IS" CONDITION.
Auction will take place at sale site.**

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

AUCTIONEERS NOTE: GREAT LOCATION! Walking distance to uptown, schools, churches. Also the house is full of surprises you will receive at closing!

James Richardson Estate, Owner

*Closing Attorney Brad Bonner of Iowa Legal, PLC 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



Associated with
Denison Realty

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