

# Absolute 3 Bedroom HOUSE AUCTION

**Tuesday Evening, October 2nd • 5:30PM**  
**316 Birch Avenue • Charter Oak, IA**  
**On Two Lot's w/2 Sheds Included**



**ADDRESS:** 316 Birch Ave  
Charter Oak, IA

**TAXES:** Approximately \$942

**LEGAL DESCRIPTION:** Charter Oak Harrison's Addn Blk 8 Lot 5 & S $\frac{1}{2}$  Lot 4 Harrison's Addn Blk 8 S 25'E 9.16' lot 10 & N 50'E 9.16 Lot 9 Harrison's Addn Blk 8 vacated alley adj Lot 5 & S $\frac{1}{2}$  Lot 4

**TERMS:** Successful bidder will be required to pay 20% down day of sale and sign a standard real estate contract. Balance will be due upon possession of real estate and closing. Closing date will be November 2, 2018. An abstract will only be provided on Lot 5 and the S $\frac{1}{2}$  Lot 4. A Court Officer Deed will be provided only on this property. For the alley and Parts Lots 10 and 9, Quit Claim Deed only provided. Cash sale, not subject to buyer financing. All the above information given is believed true but not guaranteed by auctioneer or seller. Property being sold "AS IS CONDITION"



**OPEN HOUSE**  
**Monday, Sept. 24th**  
**5:00 p.m. to 6:30 p.m.**

**AUCTIONEERS NOTE:** This home would make someone an excellent starter home or a great rental. It has a lot of potential with a little work. There is also two sheds that sell with the house. One is a 20'X30' shed built in 2006, which was insulated, has 2 garage doors and also is equipped with electricity. The other shed is 12'x20'. Come prepared to buy. Property being sold "**AS IS CONDITION**"

## Anthony Schmieder Estate, Owners

*Kathleen Kohorst, Closing Attorney, Located at 602 Market St. Harlan, IA 712-755-3156*

*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 1312 Broadway, Denison, IA  
Rita Schechinger, Broker*



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