



ABSOLUTE

HOME AUCTION

Monday Evening, December 22 • 5:30PM

1603 1st Ave N • Denison, IA



ADDRESS: 1603 1st Avenue North,
Denison, IA

TAXES: \$860.00 approximately annually

LEGAL DESCRIPTION: Denison
BLK 75 N 85' Lot 6

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. 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 EXCEPTIONS

AUCTIONEER'S NOTE: Home needs T.L.C. *Excellent investment property!* Home auction will take place at sale site. **Home will sell in AS IS CONDITION**

Owner: Gloria Kuehnhold - Denise Slechta Estate

*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