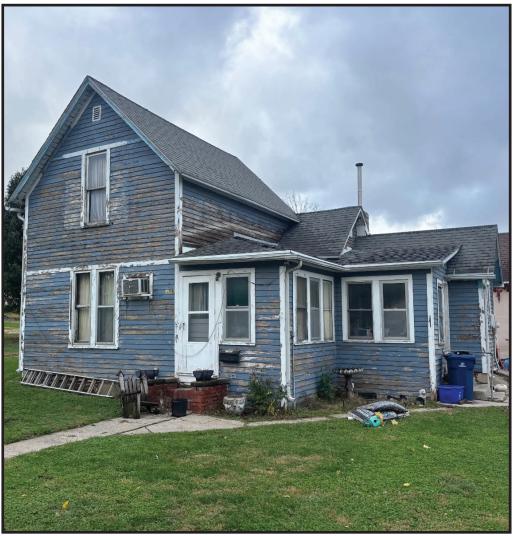


ABSOLUTE HOME AUCTION

Monday Evening, December 22 • 5:30PM 1603 1st Ave N • Denison, IA



ADDRESS: 1603 1st Avenue North,

Denison, IA

TAXES: \$860.00 approximately an-

nually

<u>LEGAL DESCRIPTION</u>: 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

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

<u>AUCTIONEER'S NOTE</u>: 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