



ABSOLUTE 3-4 BEDROOM HOME
HOME AUCTION
Monday Evening, November 3 • 5:30PM
467 6th Avenue • Manilla, IA



ADDRESS: 467 6th Avenue, Manilla, IA

TAXES: \$378 approximately annually

LEGAL DESCRIPTION: Lot 10, Block 15, Town of Manilla, Crawford County, Iowa

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: Very nice home needs some T.L.C. Would make an excellent started home or investment property. Sale is subject to court approval. **Home auction will take place at sale site. Home will sell in AS IS CONDITION.**

Owner: Helen Thiesen Estate, Manilla, Iowa

*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