

REAL ESTATE AUCTION

AUCTION WILL BE HELD AT THE PROPERTY
4458 32ND STREET, GRINNELL IOWA 50112

James and Rosemarie Shepard OWNERS

AUCTION DATE SATURDAY FEBRUARY 10TH 2024

Real Estate sells at 2:30PM – Must be present to bid on real estate

Selling as 1 individual tract

TRACT 1

Acreage with approximately 10 acres m/L

9 total buildings

Large Barn, Shop, several smaller outbuildings, Mancave!

1st year of new seeding alfalfa

Ideal location for small hobby farmer or show livestock enthusiasts!

All new metal roofs in 2023!

Both shops fully sprayfoam insulated!

1568 sq ft modular home



PROPERTY SHOWINGS

JANUARY 6TH AND 7TH 10AM 4PM

JANUARY 27TH AND 28TH 10AM 4PM

Or by appointment

AUCTION TERMS:

- ▶ \$2,500 septic credit!
- ▶ 15% down day of the auction remaining due at closing which will be held on or around March 15th 2024.
- ▶ 15% down will be held in escrow account, escrow account and real estate purchase agreement will be handled by Schild Law offices of Grinnell Iowa.
- ▶ Sellers reserve the right to refuse any and all bids!
- ▶ Immediately following the conclusion of the auction the successful bidder will enter in a purchase contract. Your bidding is not subject to financing, financing must be arranged prior to the auction.
- ▶ All announcements made day of sale will take precedence over printed material!

MCCUEN AUCTION SERVICE

Kyle McCuen 641-990-9009

Ryan & Kaiti
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