



Steffensmeier Auction Co.



REAL ESTATE & HOUSEHOLD AUCTION

MT. STERLING, IOWA

SATURDAY, MARCH 29, 2014 AT 10:00 A.M.

[HOME & 2.25 ACRES M/L]

LOCATED AT 403 1ST. STREET • MT. STERLING, IOWA

PRE SALE OPEN HOUSE & PUBLIC SHOWING TO BE HELD ON THURSDAY, MARCH 6, 2014
FROM 4:00 TO 5:30 P.M. EVERYONE WELCOME TO ATTEND.

DESCRIPTION OF REAL ESTATE: Completely Remodeled 2 Story, 3 Bedroom Home Offering Modest Size Eat In Kitchen w/Newer Wood Cabinets, Large Living Room, One Main Floor Bedroom, Spacious Newly Remodeled Bathroom w/Oak Vanity, Wall In Shower, Main Floor Utility Room & 2 Upper Bedrooms. Basement Housed a Newer High Efficient Gas Forced Air Furnace. This Home Has Been Guttled, Insulated, New Drywall, New Thermo Windows, Installed New Asphalt Shingle Roof & Much More. Located in a Very Quiet & Secluded Town. Surrounded By 750 Acres M/L of State & County Owned Public Hunting Timber. [Extremely Excellent Hunting for Any & All Wildlife And Mushrooms].



TERMS OF REAL ESTATE SALE: 15% Down Payment on March 29, 2014, Balances Due & Payable on or Before April 29, 2014, Upon Delivery of Deed And Merchable Abstract of Title.

POSSESSION: New Buyer or Buyers May Take Possession on or Before April 29, 2014, Subject to Final Payment & Execution Of Closing.

BOB BREDEN OWNER

ABRAHAM K. WATKINS, 211 MAIN • KEOSAUQUA, IA - ATTORNEY FOR SELLER (319) 293-3456

STEFFENSMEIER AUCTION CO.

PAT STEFFENSMEIER & KEVIN NICHOLS - AUCTIONEERS

2757 HWY 16 • WEST POINT, IOWA

(319) 372-SOLD (7653) OR 470-5284 CELL

www.steffauctions.com