

# REAL ESTATE AUCTION

We will sell the following real estate at auction located at 14212 Highway 98, Douds, Iowa  
WATCH FOR THE AUCTION SIGNS ON

## SAT, MARCH 23, 2013 • 10:00 A.M.

14212 HIGHWAY 98, DOUDS, IOWA

**DESCRIPTION:** Brick 2 bedroom home (1260 sq ft) w/full basement. Home has 1 bath, 36" wide doors, lots of closets, Rudd LP furnace, Central air and 45 Gal. elec water heater. Roof was new in 2005. The following appliances will stay with the home: GE port. dishwasher, GE side x side refrigerator w/ ice maker, GE glass top electric stove, Whirlpool built in oven. Interior of the home as been remodeled. Lot size 21' x 127' Built in 1926

**LEGAL DESC:** Douds South 21' of lot 1 in block 6 in the town of Douds, Van Buren County, Iowa.

**TAXES:** \$775.62 /yr to be prorated to day of closing.

**TERMS:** 25% down day of auction, balance due delivery of merchantable abstract & deed.

**POSSESSION:** Will be given at closing.

**SHOWING:** By appointment only. Contact Sharon at 641-680-2554.



**CHECK OUR WEBSITE FOR AUCTION FLYERS [www.FettAuctionService.com](http://www.FettAuctionService.com)**

**TERMS:** Cash or Approved checks • Proper I.D. • Not responsible in case of accidents  
• Any announcement made day of sale over the auction block holds precedence over any advertising.

### DUANA MEGRATH ESTATE, OWNER

Marilou Parsons, Executor

Tim Kuiken, Fairfield, IA, Attorney for the Estate

SALE CONDUCTED BY

## FETT REAL ESTATE & AUCTION SERVICE

AUCTIONEERS: Col. Gary Fett, 319-878-3391 · Col. Curt Fett · Col. Cody Fett

BROKER: Sharon Fett