

# Guthrie County Acreage

## 5 Acres m/l ~ Menlo, Iowa!

# Auction

"We sell it the day you need it sold!"

**Thursday April 8th, 2021**  
**10:00 a.m.**

**Sale to be held on site:**  
**2947 White Pole Road, Menlo, Iowa**



### General Description:

Offering at Public Auction this 4 Bedroom 2 story single family home with 2 full baths. Total gross living area is 1,848 sq. ft.! This is an older home ready for *your* remodel and update! Gas forced air heat with Central Air. Zenia Rural Water.

### Outbuildings include:

40' x 60' steel machine shed,  
17' x 36' steel quonset building  
54' x 60 Barn

Detached garage

All located on 5 acres more or less, subject to survey!

**Sq. Ftg. of Home:** 1,848 sq. ft.

**Lot size:** 5 Acres more or less pending survey.

**Taxes:** To be determined

**School District:** West Central Valley CSD



**Call Mike Bobst, North River Realty**  
**to view! 515-468-7674**

### Terms of Sale:

Cash, 10% down payment day of auction with balance due on or about May 8, 2021. Property sold in AS-IS condition with NO Contingencies.



## **The Estate of Marie L. Holmes**

# **Daugherty Auction and Real Estate Services, LLC.**

*Chad Daugherty ~ Owner/Auctioneer ~ Kelly Daugherty ~ Auctioneer*

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*Bump and Bump Law, Attorney for Estate & Closing Attorney*

*See us on the web at [www.daughertyauction.com](http://www.daughertyauction.com)*

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