

# ENJOY SMALL TOWN IOWA LIVING IN THIS LOVELY REMODELED HOME

LOCATED ON 2.8 ACRES

**SET YOUR PRICE**

**SATURDAY, APRIL 25TH, 2015 • 2:00 PM**

216 N. Lincoln St • Corydon, Iowa  
Just 4 blks. from high school & 5 blks. from Square

**Larry Harlan & Martha Harlan**



2238 sq ft, 10 room home that was remodeled in the late 1990's. Main floor has kitchen w/dishwasher & stove, dining room, family room, large living room, bedroom & bathroom w/shower. Upstairs has 4 bedrooms, bathroom w/shower stall & whirlpool bath. Walls are 2"x6" w/new bat insulation & sheetrock. 18 inches of fiberglass insulation in ceilings. New wiring, PVC plumbing & main sewer to the street. House & garage had new shingles in 2014; new 200 amp electric & wiring; Luxaire furnace w/central air. 800 Sq Ft basement. City water, sewer & gas. Extra bonus of 917 sq ft of deck. Garage 30'x44', plumbed for gas furnace, 60 amp electricity.

Perfect setting to raise a family or enjoy any of your favorite outdoor activities. Town has hospital, swimming pool, new sports complex & many other benefits of small town living

**Taxes:** \$2111 per year to be prorated to date of possession.

**Terms:** \$5000 Earnest money day of auction balance due at closing on or before May 25, 2015.

Information provided by the sellers & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on this tracts. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. This property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accidents or inadvertent errors in advertising. All announcements made day of auction take precedence over any printed material. Sellers desire to sell, but reserve the right to accept or reject any or all bids.



**PRUNTY AUCTIONS & REALTY, LLC**

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