

# Home Yale

Tuesday, May 12, 2015 • 6:00 p.m.  
918 Hill St • Yale, IA

# Auction

"We Sell it the Day You Need it Sold!"

**Broker Participation Invited!!**  
**Please see our website!**

## General Description:

Offering this wonderful home located on a corner lot. 2 bedroom w/the possibility of a 3rd. 1 bathroom. Relatively new hot water heater, furnace & central air. Near new roof & siding. Attached 2 car garage. New septic system which has been inspected & approved. Located across the alley to the west of the home is a second lot w/a 36'x42' barn. This property is located in a perfect location & just a couple blocks from the Raccoon River Valley bike trail!!



**Legal Description:** LOT 5 BLOCK 02, LOT 3 BLOCK 02

**Sq Ft Main Floor:** 1,144 sq. ft.

**Net Taxes:** \$650/yr

**Lot Size:** 2 Lots: 66'x132' Each

**Terms:** Cash, 10% down payment day of auction w/balance due at closing on or about June 12, 2015. Possession at closing. Call for your appointment to view!

## ***Beulah Dygert Estate***

Daugherty Auction & Real Estate Services, Inc.

*Chad Daugherty, Kelly Daugherty ~ Auctioneers*

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