

# REAL ESTATE AUCTION

**MONDAY, APRIL 27TH • 6:30 PM**

**Located at: 413 West North Street • Richland, IA**

**REAL ESTATE:** This Property Consists of Approx 7 Acres Set Up for Horses, 1995 3 Bedroom, 2 Full Bath Model Home, Garden Tub in Master Bath w/All Appliances, Fridge, Gas Stove, Built in Dishwasher, Washer & Dryer, LP Gas w/Tank, City Sewer & Water, Underground Storm Shelter, 37'x48' Concrete Floor Building w/3 Horse Stall, 10'x15' w/New Preifert Fronts, 15'x60' Open Front Building w/15'x15' Tack Room, 36'x42' Metal Building w/10' Doorway, 130'x150' Continuous Pipe Fences, Arena & Other Lots, Approx 5 Acres of Hay & Pasture. If You Are Looking for an Acreage Close to Town, This is It.

**TERMS:** 20% Down the Day of Sale. Balance Due at Closing w/Deed & Abstract. Taxes Will be Prorated to Day of Closing. John Wehr, Attorney, Will Handle Closing. Sells As Is. Subject to Approval. To Inspect Property or Any Question Call Auction Service.

**OWNER TRAVIS & CHELSEA DOWNEY**  
**SINNIF AUCTION SERVICE LLC**

**AUCTIONEERS: J.D. Sinnif - T.J. Sinnif**  
**Cell: 641-799-3615 B: 641-933-4557**  
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**We Sell It All At Any Location**