

# Real Estate!

# Auction

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

**Thursday, May 24, 2012 • 5:30 PM**

**235 NE 3rd St. ~ Earlham, IA**

**Broker Participation Invited!!**



**General Description:** Offering this turn of the century, 2 story, 4 bdrm, 1 bath home that sits in a quiet residential neighborhood, across from the City Park. Home has an overabundance of storage space, walk-up attic & all original woodwork. Has a finished basement w/electric fireplace. All window treatments & appliances stay w/the home. Has a 24'x24' two-car detached garage which includes a large storage room. Home is full of warmth & character!

**Legal Description:** W 1/2 Lots 4-5 & 6 blk 2 Nicholson's Addition

**Sq Ft:** 1,760

**Lot Size:** 73x133

**Net Taxes:** \$2,612.00/year

**Terms:** Sold in 'As-Is' condition and with no contingencies. Announcements sale day supercede printed material. Cash, 10% down payment day of auction w/balance due at closing on or about 30-45 days. Possession at closing.

***Rick & Cathy Stark, Seller***

**Daugherty Auction & Real Estate Services, Inc.**

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty ~ Broker*

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