

BEERS REAL ESTATE AUCTION SATURDAY JUNE 11, 2022 @ 10:00 AM

310 E Fayette Street, Osceola, IA 50213
(Adkins addition, Lot 5)

To sell live and simulcast live on site at 10:00 am

Register to bid online at www.donwagnerauctions.com

Showings will be Friday, May 13, 2022 & Friday, May 27, 2022 5:30 – 7:00pm

This home was built in 1972 & features 4 bedrooms, 2 full baths and a half bath, with a nearly fully finished lower level. The residence is super clean, move in ready, located in a quiet neighborhood near the golf course. All appliances stay: Maytag dishwasher (new in 2021); near new microwave, vented to the outside; Whirlpool energy efficient 22 cu. ft. double door refrigerator with lower freezer; air conditioner (new in July 2021); new furnace in July 2020; new roof in October 2021; late model matching front load washer & dryer with pedestals; a 330 sq foot patio & deck further compliments this well-maintained home with level back yard. Taxes are \$2558 per year. Garage is oversized 2 car, 24' deep x 24' wide with remote overhead door. Leaf Guard has been installed on all gutters on both home and garage.



Be sure to attend one of the open houses and come prepared to bid on auction day.

Terms: \$30,000 down day of auction; paid to Reynoldson & Van Werden LLP Trust Account. Balance due at closing, estimated 30-45 days; a 5% buyer premium added to the sale price at closing. Possession given at closing.

Buyers are responsible for their own inspection and due diligence on the property. No liabilities are assumed by sellers or the auction company. Property to be sold as is where is with no warranties expressed or implied. The property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Announcements made sale day take precedence over any and all printed materials. Taxes will be prorated to the date of closing.



Don Wagner, 641.931.6832
DonaldWagner44@yahoo.com

Art Snider, 641.777.6413
Auction Setup & Phone Bids
SnrFarm@grm.net