

# REAL ESTATE AUCTION

Thursday, June 27, 2013 @ 6:00 p.m.

705 B Ave S. • Washington, IA



This property features a 2,497 sq ft ranch style house w/attached 2 car garage built in 1965 and separate 4 car garage or shop measuring 24 x 44 built in 1994. House is a 2 family conversion including a 1,000 sq ft finished basement with private entrance. Upper level consists of 1,497 sq ft w/4 bedrooms, 1 ½ bath, living area featuring 2 fire places, kitchen, laundry room, 4 season room and large wrap around deck. Lower level consists of 1 bedroom, 1 bath, living/dining area with fire place, kitchen, office and laundry room. House features many improvements including newer metal roof, hot water radiant heating system, many windows, updated kitchen and nicely landscaped yard. House will sell w/all appliances. This property gives many possibilities for a family dwelling or rental options.

**Legal Description:** Lot Number 4 & the N 20ft of Lot Number 5, in Block Number 2, in Miller's Addition to the Town, now City, of Washington;

Also the S 62 1/2 ft of Lot Number 5 Except the S 30ft, in Block Number 2, in Miller's Addition to S Washington, one of the Additions to the town, now City of Washington, Ia; all in Washington County, Ia.

**Terms:** Buyer must have pre-approved financing, 10% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing on or before July 29 at which time the deed and abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. The property is being sold as is. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

**Owner: Ken Egli**

**Sellers' Attorney: Craig A. Davis**

**Yoder Auction Service**

[www.yoderauctionservice.com](http://www.yoderauctionservice.com)

**Stan, Gentry & Vince Yoder 319-683-3600**

Statements made day of sale take precedence over advertising.