

Executive Acreage!

6 acres m/l Guthrie Co.

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

Thursday, July 25, 2013 • 6:00 pm

2626 180th Trail • Panora, IA

North of Panora on Hwy 4 about 4 miles, then west on 180th St. about 3 miles to 180th Trail, then south to property.

Broker Participation invited!!



**Seller is very motivated! "Must sell!!"
Call our office for details!**

General Description: Offering this 8 bedroom, 3 bath executive acreage built in 2005. This beautiful home is Geo-Thermal & has a wrap-around porch on the main floor, a wrap-around deck on the 2nd floor and a walk-out from the basement. All appliances will stay w/the home. Lake water. Wired for ADT! Attached 2 car garage. 40' x 60' Wick building w/220V electric. Panorama School district.

Legal Description: LOT A NW NW / PARCEL A OF PARCEL C SW NW

Total Living Area: 3,360 sq ft

Lot Size: 84.5x118.4

Net Taxes: \$3,134/yr

Terms: Sold in 'As-Is' condition & w/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.

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

North River Realty ~ Broker

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