

Acreage

Auction

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

Monday, August 6, 2012 • 6:30 pm

22259 F Ave., Linden, IA

From the junction of Hwy 169 & Hwy 44:

Go West on Hwy 44 for 8 ½ miles, go North on F Ave 1 1/2 miles



Broker Participation Invited!!

In Cooperation with



General Description: Offering this 4 bedroom, 2 bath secluded acreage. This 2 story home has been completely remodeled. Some of the updates include new flooring, new doors, fresh paint, new plumbing throughout, remodeled bathrooms, new water heater, septic system, and roof. There has also been electrical updates in the kitchen and bathroom. This new electrical home runs with a new electrical panel. It does have Xenia rural water which can be switched over to use the well water.

Legal Description: PARCEL B SE NE

Sq Ft: 1,792 Sq Ft

Net Taxes: \$ 1,906/year

Lot Size: 1.2 Acres M/L

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.

Daugherty Auction & Real Estate Services, Inc.

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