

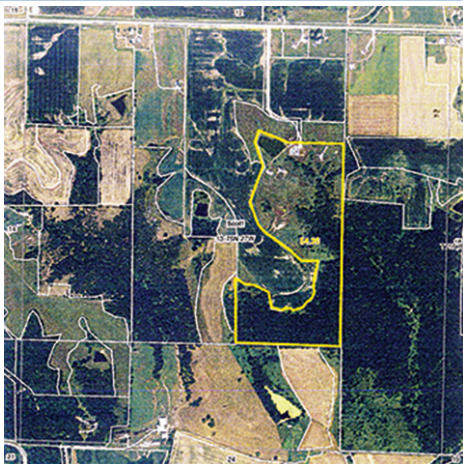
# REAL ESTATE AUCTION

## SUNDAY, AUGUST 25TH, 2013, AT 2:00 P.M.

2750 ST. CHARLES RD • ST. CHARLES, IOWA

**Directions:** Go South of Winterset on Clark Tower Road 1.5 miles and turn East on G50 Hwy. Go approximately 5.5 miles to 2750 St. Charles Road. From Des Moines drive South on I35 to St. Charles Exit, then go West approximately 7.2 miles to 2750 St. Charles Road.

Super home located on 55 acres. **HOUSE:** 6 bedroom, 6 bath, 22' x 30' Master bedroom, with Japanese soaking tub in Master bath; 22' x 40' family room w/fireplace, Gourmet kitchen w/Viking everything plus walk-in coolers & freezers, walk-in pantry, soap stone sink w/floor drain & more! Office space, billiard area, each floor has a showcase w/museum glass to exhibit collections; two entrances to a large treks deck; crow's nest to read or observe the beautiful view & wildlife; in ground swimming pool is 20' x 40' w/a grilling station; Central Air, Heat pump, 50 KW generator, 2 ponds; 40' x 60' steel building, 28' x 70' horse barn; 3 car attached garage w/upstairs work-out area.



Folks, there is a lot more to this property than we have listed. There is a minimum bid of \$250,000 on house & approximately 7 acres, (this is not a misprint). We will sell the house & 7 acres first, then the rest of the land, approximately 47 acres, then bring them together & sell to whatever adds to the highest amount. To view this property please call Steve at (515) 468-7857, or Clayton at (515) 468-1313.

**TERMS OF SALE:** 10% down the day of sale w/the remainder due at closing. It is possible that this property may sell before the auction. Please call to verify. Thank You.

Bob Duff Broker

# HARTMAN AUCTIONEERING

Steve Hartman 515-468-7857 • 515-462-4584  
[www.stevenshartmanauctioneers.com](http://www.stevenshartmanauctioneers.com)