

# REAL ESTATE AUCTION

Conducted By

## AUCTIONS & REALTY UNLIMITED

Due to the death of Dorman the following real estate will be sold at public auction located 10 miles west of Moravia Ia on HWY# J18 then take S70 curve north for 1/2 mile then west on 400th Ave towards Wind & Waves 1 mile to 12523 400th St. (follow auction signs) on

### SATURDAY, SEPTEMBER 10th, 2016 • 1:00 PM

Selling is 40 acres m/l of beautiful clear rolling pasture ground that is bordered by hundreds of acres of public hunting (Corp of Engineers Land), there is a pond, a 40'x40' livestock/equip./hay barn w/3 sliding doors, a livestock working corral & above average fencing. (currently being rented to a livestock farmer)

There is also a nice 3 bedroom ranch style home w/living room, lg. eat in kitchen, full bath, back entry/laundry room & an office. This home has elec baseboard heat, oak trim & a back deck. Also a newer 16'x24' pole barn garage w/overhead & walk in doors, cement floor & approach w/metal siding. A 24'x30' 2 car detached garage w/metal siding, an older 17'x20' 2 car garage & a 14' steel bin. There is also a large yard w/white board fencing, nice shade & fruit trees.

**AUCTIONEERS COMMENT:** This property has a beautiful year round view of Lake Rathbun's Bridge View area. Its located on a county maintained gravel road w/minimal traffic. You wont want to miss this chance to own this breath taking property. **TERMS:** 20% down day of sale balance due & possession upon closing. All announcements day of sale takes precedence over written ad.

To view property call Broker Rhea Wilson at 641-895-5375.

For pictures go to [www.auctionsandrealtyunlimited.com](http://www.auctionsandrealtyunlimited.com).

### THE DORMAN IRWIN ESTATE

## AUCTIONS & REALTY UNLIMITED

David Zaputil 641-724-3329

Richard Wilson 641-724-9243

Autioneers

RHEA WILSON: BROKER 641-895-5375