

# ONLINE ONLY REAL ESTATE AUCTION

SELLING ONE OF THE LAST GREAT ANKENY ACREAGE PROPERTIES

7096 NW 6TH DRIVE • ANKENY, IA

**BEGINS CLOSING 6:00 P.M. • THURSDAY, AUGUST 29TH**



A once in a lifetime opportunity to own one of the last great Ankeny properties. This property features a 5216 square foot executive home on 18.177 acres in a highly desirable area. This Country French home was built by the seller in 1983 & has many attractive features including: a four car garage, three fireplaces, updated heating and air conditioning, new roof, central vacuums, and stunning native walnut trim through out the entry way and the study. Its floor plan is inviting and spacious. The surrounding acreage creates a quiet & private atmosphere.

**Inspection Time:** Call Hallberg Auction for Invitation to Inspect and Bid Packet.

**Parcel Number:** 180/00958-194-001

**Estimated Taxes:** \$13,117.25

**General Terms of Real Estate Auction:** 10% down non-refundable day of auction, rest due upon delivery of deed & merchantable title on or before September 30, 2019. Taxes pro-rated to the date of closing. All announcements online or with corresponding purchase agreement take precedence over printed or published material. All information provided is from reliable sources, but not guaranteed by auctioneer/seller. High bidder will be required to sign a standard purchase agreement prior to 3:00 p.m. on August 30th & to deliver earnest deposit at that time. All bidding is subject to seller's confirmation & acceptance of high bid. Hallberg Auction and Real Estate acts only as agent of the seller.



**800-373-2255**  
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