

ACREAGE AUCTION

SATURDAY, SEPTEMBER 7, 2013 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
305 E. HICKORY, BLAKESBURG, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This 7-1/2-acre parcel of land is located at the east edge of Blakesburg. Situated on this property is a 1-1/2-story, 2 or 3-bedroom home, with large living room, eat-in kitchen, full bath, with 1 large bedroom down. Upper level consists of 1 huge bedroom area, which could easily be divided and used as 2 bedrooms up. This home has a full basement with newer high-efficiency gas furnace and central air, with newer roof and siding. Also located on the property is a 24'x30' detached garage plus an open-front pole building with enclosed shop area. This property is on rural water with city sewer. If you are looking for an acreage, with in-town amenities, with easy commuting distance for employment, be sure and make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty *Deed*, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL PROMPTLY AT 12:00 NOON

For further particulars or an appointment to inspect the property,
please call the auction company: 641-682-5465.

Watch future publications for a complete sale ad of furniture & personal property to be sold also.

Announcements made day of sale take precedence over any advertising.

CALVIN MAYO, OWNER

Helen Thulen, POA



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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