

# REAL ESTATE AUCTION

**SUNDAY, SEPT. 22, 2013 @ 2 pm**

**1327 Liberty Hwy • Osceola, IA**

This 9.75 ac m/l property offers many attractive features such as being located on pavement 2 mi. south of the Hwy 69/Liberty Hwy corner. A 1 1/2 story home with 1552 sq. ft. of living area has been well maintained. It has 3BR with a 1st fl MBR suite complete with office area and 3/4 bath. This home includes refrigerator, washer, dryer & stove. Updates include new insulated siding, windows, roof, electric, energy efficient



boiler, hot water heater, carpet, insulation, plumbing, bathroom & 1st floor laundry. This acreage has a pond, barn with workshop & stalls, machine shed, grain bin, granary, chicken house & other utility buildings. All outbuildings have been rewired. The property is fenced & has ample garden areas. Life in the country at its best!

**DIRECTIONS:** Hwy 69 (S. of Indianola) to Liberty Hwy, turn left on Liberty Hwy for 2 mi. Acreage is located on the right.

**TERMS OF SALE:** Starting bid of \$95,000. 10% down the day of the sale with the remainder due at closing. Attorney Larry VanWerden will handle settlement.

**Ernie Paulson**

*For information please call*

**Tim Busby (641) 449-3619**

See [www.Missouri-Iowa-Classifieds](http://www.Missouri-Iowa-Classifieds) for pictures.

Not responsible for accidents or inadvertent errors in advertising. Food available on site.