

REAL ESTATE AUCTION

Friday, October 18, 2013 @ 6 p.m.

Located at: 2071 Scales Bend Rd, North Liberty, IA
(only 2 miles from Hwy 965)

Tract consists of: 2.93 acres m/l featuring a 2,736 sq ft house w/attached 2 car garage built in 1957 & separate 2 car garage or shop measuring 24 x 24. Upper level consists of 1,632 sq ft w/2 bedrooms, 1 1/2 bath, living area, sunroom w/wood burning stove & kitchen. Walkout basement consists of 1 non conforming bedroom, 1 bath, living area w/fireplace, bar & garage. This is an excellent elevated location within walking distance of the Coralville Lake. Terrific location in the heart of the Iowa City – Cedar Rapids corridor. Taxes for 2012 were 2,958 dollars. Bidding for property will start at 195,000 dollars & be sold to highest bidder.

Legal Description: Lot 1, Wright's first addition, Part of Lot 2, Subdivision of Government Lot 3, Section 31, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa.

Terms: Buyer must have pre-approved financing, 10% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing November 20, 2013 at which time the deed & abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. The property is being sold as is. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information. View website for more info.

Owner: Mary E. Bolton

Seller's Attorney: Michael J. Brenneman

Yoder Auction Service

www.yoderauctionservice.com

Stan, Gentry & Vince Yoder 319-683-3600

Statements made day of auction take precedence over advertising.