

# REAL ESTATE AUCTION

**SATURDAY, OCTOBER 6, 2012 • 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
**546 N. HAZEL STREET, AGENCY, IOWA**

Auction Signs Will Be Posted



**TRACT I – 546 N. Hazel Street:** This property consists of a 3-bedroom, ranch-style home, constructed in 1963, with over 1,460 square feet on the main level. This home has a large, modern kitchen open to formal dining area, large living room, 3 large bedrooms plus full bath & hardwood floors throughout. full walk-out basement of poured concrete, that could be finished for additional living space. This home has gas, forced-air heat & central air with attached 2-car garage. Also located on the property is an older, barn-style storage building. This large, shaded lot is 176' wide x 140' in depth, over half an acre in size, located in the north part of Agency.

**TRACT II:** This property consists of a bare lot, located immediately south and adjoining Tract I, facing Hazel Street. An excellent building lot, 81' wide x 140' in depth, with plenty of mature trees.

**TRACT III - 535 N. College Street:** 4 Acres at the north edge of Agency, easy access to 4-lane Highway 34; This parcel is nearly 700' wide x 606' in depth. Located on this property is a 36'x38' 3-car garage, constructed in 2001. This is an excellent site for new housing.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Court Officer *Deed*, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement. **NOTE:** These parcels will be sold in the order listed above and will not be combined.

**REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM**

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

*Announcements made day of sale take precedence over any advertising.*

**GARNET E. BLOOMQUIST ESTATE, OWNER**



*Auctioneers:*  
*Jim Kosman*  
*Roger Clingan*  
*Todd Carroll*

**AL MARTIN REAL ESTATE & AUCTION CO.**

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