

# Absolute Real Estate Auction

## Thursday, October 6, 2016 • 4:00 p.m.

**Note (2) Locations – Creston, IA, 205 Myrtle St. @ 4 p.m.**

**& Lenox, IA, 710 W. Ohio St. @ 5 p.m.**

**Creston Property – 205 Myrtle St. at 4:00 p.m.**

- Brief legal – WC Sec. CS 52 ½' Lot 152
- Lot size – 52x70
- 1 story home
- Kitchen, built in cupboards
- Dining area
- Living room
- 2 bedrooms
- 1 full bath
- Sq. ft. living area 1008, 1 car detached garage
- Floored attic – gas furnace – window A/C
- Home description – This is a nice 2 bedroom home w/original oak woodwork & hardwood floors, located in nice neighborhood.
- Net taxes – 1740



**Note: Open house on Monday, September 19 • 3:30 - 4:30 p.m.  
or call Steve Bergren 712-789-0847**

**Lenox Properties at 5:00 p.m.**

**Parcel #1 – 710 W. Ohio St.**

Note: This home was custom built by original owner Darrell Reynolds who was a well known home builder in the area for many years. The Reynolds built this home for their own & was quality built and would make an excellent retirement home for someone.

- Brief legal – W 43' Lot 112 & Lot 113 in Brooks, Spear & Laynes addition to Lenox
- Lot size - 109x158
- Ranch style home
- Kitchen & dining w/extra nice cabinets & open into dining area.
- Living room – 1 large room w/nice neutral carpet.
- Sq. ft. living area 1300
- 3 bath including basement.
- New boiler, hot water heat/newer central a/c
- Basement area is set up for living quarters
- Garage – double attached.
- Net taxes – 1450 w/ homestead & military exemptions, 1684 gross



**Parcel #2 708 W. Ohio St.**

- Brief legal – Lot 111 & 112 except West 43' of Lot 112 in Brooks, Spear & Laynes addition to Lenox
- Lot size – 89x158
- Single story home
- Kitchen w/built in cabinets & dining area
- Large living room w/hardwood floors
- 2 bedrooms w/hardwood floors
- Bathroom 1/tub & Shower
- Sq. ft. living area 924
- Single detached garage
- Basement has toilet & shower
- Heil furnace & central a/c
- Net taxes – 886



**Parcel #3 706 W. Ohio St.**

- Brief legal – Lot 109 except E. 33' and Lot 110 in Brooks, Spear & Laynes addition to Lenox
- Lot size - 92x158
- 1 story
- Sq. ft. living area 1004
- Kitchen w/built in cupboards & new linoleum floor & dining area
- Living room
- 2 bedrooms
- 1 full bath
- 1 utility room
- Basement
- Single detached garage
- Lots of recent paint, windows, lighting etc.
- Net taxes – 704



**Note: Open house on Monday, September 19 • 5:30 - 6:30 p.m.  
or call Steve Bergren 712-789-0847**

All 3 homes have newer roofs and have had excellent care. Located in a nice neighborhood. Any of these properties would make excellent homes for any purpose.

**Terms:** 10% down day of auction with balance due in approx. 30 days when deed and abstract will be given.

Billings & Mensen Law, Red Oak, IA, will handle all closings.  
Agency. Bergren Real Estate & Auction are sellers agents only.

All information received from sources believed to be reliable. Buyers can research on their own prior to auction, auctioneers or seller make no guarantees of their accuracy.

**Heirs of Darrell & Marjorie Reynolds**