

**ESTATE REAL ESTATE & LAND**

*Des Moines County - Burlington, IA*

# AUCTION

55.16 Acres M/L  
Sells in 2 Tracts

ATV's  
welcome &  
encouraged  
at preview.



**PREVIEW: TUESDAY, OCTOBER 9<sup>TH</sup> FROM 4-5PM**

**AUCTION: TUESDAY, OCTOBER 23, 2012 AT 4:02 P.M.**

Burlington, Iowa Located at 4575 Summer Street.

**Tract #1 - Well Maintained Home on 1 Acre, M/L**

1,864 sq.ft. large brick style ranch home built in 1960. Kitchen w/ Whirlpool refrigerator, gas stove & built in microwave. Large living room w/ brick fireplace. Formal dining room. Large master bedroom w/ hardwood floors. 2 Bedrooms w/ new carpet. Two ½ baths share a tub & large vanity. Full unfinished basement w/ fireplace, washer & gas dryer, Carrier hi efficient GFA furnace w/ central air & photography dark room. Newer roof & concrete drive. Large breezeway leads to the oversized 23'x34' 2 car garage w/ ample storage. 1 acre lot with large backyard & mature trees. Rathbun water. Alliant gas.

**Tract #2 - 54.16 Acres, M/L Acres Timber Ground**

*Escape to the country but only seconds from town!* Excellent land on a hard surface road. Timber, creek, trails, pond & a barn. Potential building site(s) w/ walkout basement possibilities.

**REVA I. EWINGER ESTATE**

Tim Liechty - Attorney

*View Website for Complete Auction Details*

**319-385-2000** *Mt. Pleasant, IA*  
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