

# REAL ESTATE AUCTION

**Thursday, October 16, 2014 • 6:00 pm**

**Across the street from 124 Main St • New Virginia, IA**

**Description:** Property to sell at auction will include: 2 lots in New Virginia, IA. Approximate size of one lot is 75' x 245' while the other lot is 75' x 257'. Both lots will sell as one unit. Lots have sewer and water stubbed to them. They would be perfect for a home w/a walkout basement. Nice, peaceful lots in a warm & friendly community. If you have been looking to build your dream home, this is a great layout & location. Buyer is extremely motivated to sell.

**Legal:** NV SUB DIV OL 7 N 10 RDS LOT 1 EX W.08A HWY & EX S 15'

**Gross Taxes:** \$276/yr

**Assessed value:** \$15,700

**TERMS:** 10% due day of sale & balance upon closing.

*ATTENTION BIDDERS:* Information in this bill was collected from sources deemed reliable. Auctioneer & seller assume no responsibility for its accuracy. Bidders are advised to do their own research. Property sells "AS IS." Closing will be approximately 60 days from date of sale.

*Sale conducted by*

**Busby Auction Service**

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

Not responsible for accidents or inadvertent errors in advertising.