

REAL ESTATE AUCTION

Thursday, Nov 6, 2014 @ 6:00 p.m.

Location: 301 A Ave • Kalona, IA

This is a one bedroom, one bath, 756 sq ft house on a corner lot, built in 1900 w/a large 24'x32' 2 car detached garage built in 1996. Lot size is 90' north and south sides and 94' east and west sides. Property has great potential as an investment rental property or starter home. This house is located in the Mid Prairie School district and close to downtown. Taxes for 2013 were \$816. This is an absolute auction. **Legal Description:** Lot Number One (1) and the West Forty (40) feet of Lot Number Two (2), in Block Number Two (2), in Hill-Mont Subdivision in Kalona; except the South Six (6) feet thereof; Washington County, IA. **Terms:** Buyer must have pre-approved financing, 15% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing at which time the deed and abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. Property sells in as is condition. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

Auction is to be conducted on site.

OWNER: FANNY MILLER ESTATE

Sellers' Attorney: Robert G Schlegel

Yoder Auction Service

www.yoderauctionservice.com

Stan, Gentry & Vince Yoder 319-683-3600

Statements made day of sale take precedence over advertising.