

REAL ESTATE AUCTION

THURSDAY, NOVEMBER 17, 2016 - 5:00 PM

AUCTION LOCATION: 1203 IOWA AVE, WASHINGTON, IOWA



Washington Iowa home on corner lot. This manufactured home has 3 bedrooms, 1 3/4 bath. Kitchen is open to the living room. The master bedroom has a master bath and nice sized closet. All one level living with laundry hook up in utility room. Detached garage with overhead storage. Fenced in back yard. Great investment opportunity or starter home! Call Myron at 319-694-4522 to schedule a showing prior to auction date.

-TERMS & CONDITIONS-

LEGAL DESCRIPTION: 04 40 HIGHLAND PARK ADD V#NHP95165A&B (brief)

REAL ESTATE TERMS: 15% down day of sale. Balance due at closing with a projected closing date of January 6, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

REAL ESTATE TAXES: Prorated to date of possession based on last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

POSSESSION: At closing. CLOSING ON OR BEFORE January 6, 2017.

Additional Provisions:

-Seller shall not be obligated to furnish a survey.

-The real estate is selling subject to any and all covenants, restrictions, encroachments, easements, as well as all applicable zoning laws.

-If future site clean-up is required it shall be at the expense of the buyer.

-The property is being sold "as is, where is". The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property.

-All announcements made day of auction shall take precedence over any prior advertising either written or oral.

-Greiner Real Estate & Auction is an agent for the seller.

-Greiner Real Estate & Auction is licensed to sell real estate in Iowa. Myron Greiner, Broker.

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Auctioneers: Myron Greiner & Mike Goehring

Greiner Real Estate & Auction LLC Richland, Iowa

319-694-4522