

# REAL ESTATE AUCTION

**SATURDAY, DEC 6TH • 9:30 AM**

**Located at: 914 North 3rd • Eddyville, IA**

**REAL ESTATE:** This Property Consists of a 1 Story Frame Home, 3 Bedrooms, 1 Full Bath, 1,260 SF of Living Area. Built in 1902, Central Air, New Furnace, Many Updates & Upgrades in 2006; Also 24'x25' Building Built in 1965 & a 32'x24' Detached Garage Built in 2006; All Sitting on a 75'x405' Large Lot.

**TERMS:** 20% Down the Day of Sale. Balance Due at Closing w/Deed & Abstract. Taxes Will be Prorated to Day of Closing. Sells As Is. Subject to Approval. Greg Life, Attorney, Will Handle Closing. To Inspect Property or Any Question Call Auction Service.

**OWNER: ZOOK INVESTMENTS INC**  
**SINNIF AUCTION SERVICE LLC**

**AUCTIONEERS: J.D. Sinnif - Don Zook - T.J. Sinnif**

**Cell: 641-799-3615 B: 641-933-4557**

**website at [www.sinnifauction.com](http://www.sinnifauction.com)**

**We Sell It All At Any Location**