

ACREAGE AUCTION



**Barner Realty
& Auction**

3962 200th Ave, Anamosa, IA (Morley)

Saturday, April 26th, 11:00am

Auction to be held at the premises.

Two parcels selling together, totaling 6.54 acres. The first parcel features a ranch-style home with 1,362 sq ft living space, including 3 bedrooms, 1 bath, 1st floor laundry, patio & deck, a spacious 2-stall attached garage & large shed. The 2nd parcel offers 960 sq ft manufactured home w/3 bedrooms, 1 bath, patio & deck, steel roof & machine shed/pole building.

Don't miss out on this exciting auction!!

Property sells "as is, where is" with no contingencies

Terms: Cash with 10% down non-refundable day of auction with signing of purchase agreement. Balance at closing in approximately 45 days with delivery of warranty deed and updated abstract.

Possession: At Closing, approximately 45 days

Taxes: \$2,814.00 Gross; \$2,700.00 Net (to be prorated to the date of possession)

Owner: Glenn 'Chuck' & Geralyn Hansen

Information provided herein is for informational purposes only and the auction company makes no guarantees to its accuracy. Prospective bidders are responsible for their own research & conclusions. Seller reserves the right to refuse any and all bids.

For additional information call Brokerage Auction Company
BARNER REALTY & AUCTION, BRET BARNER, BROKER/AUCTIONEER

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