

# REAL ESTATE AUCTION

**Thursday, December 9, 2021, 3:00 p.m.**

**Auction Location: Community Center, 206 W. Main Ave., Rockford, Iowa**

**Property Address: 1750 150<sup>th</sup> St., Rudd, Iowa**



**REAL ESTATE:** This excellent country home is for sale at public auction. Located just 1.5 miles northwest of Rudd, Iowa. Includes 1,450 square feet 2-story home with a wrap-around deck and a detached 2-stall garage. Highlights of the home are 4 bedrooms, main level bathroom, kitchen, numerous outbuildings for livestock/shop/storage, and lots of open space to entertain family/friends/guests all located on a large property lot. Country living at its finest! **Lot Area:** 3.06 +/- acres

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**Terms:** \$5,000 down payment day of sale with balance due at closing on or before January 12, 2022 at which time a clear and merchantable abstract and deed will be furnished. Annual net property taxes \$1,040. Possession at closing. Representing Seller Attorney: Cynthia Schuknecht, Charles City, Iowa.

- Property to be sold "as is, where is, with all faults." Announcements day of sale take precedence over printed matter.
- Seller is highly motivated to sell this property, but reserves the right to accept or reject any or all bids.

*Please have your finances & preapproval in order.*

**REAL ESTATE INSPECTION: Anytime by appointment. Contact auctioneers.**

**Onsite & Online Bidding Available!**

**OWNER: Swedberg Farm**

**BEHR AUCTION SERVICE, LLC**

**Cory Behr  
Rockwell, Iowa  
641-425-8466**

**Dennis Behr  
Rockwell, Iowa  
641-430-9489**

**View our website for photos: [www.BehrAuctionService.com](http://www.BehrAuctionService.com)**