

REAL ESTATE AUCTION

**Sunday, March 24, 2019, 1:00 p.m.
1006 Waller Street, Charles City, Iowa**



REAL ESTATE: This 4 bedroom, 2 bathroom home is located on a multiple spacious corner lots. Includes 1,808 square feet of living space with near new shingled roof. Home has large porch with overhang. Includes appliances, Lennox HE furnace, central AC, & new water heater. Detached 3 large stall garage with additional living or storage space above. Many mature trees for shade. **Lot Area:** 21,780 Sq. Ft. * .5 Acre **Taxes:** Net \$2,091

304 South Iowa St., Charles City, Iowa



REAL ESTATE: This 3 bedroom, 1 bathroom home is located on a nice lot. Includes 1,152 square feet of living space. Storage shed in back yard. Homes includes newer Lennox HE furnace. **Lot Area:** 13,068 Sq. Ft. * .3 Acre **Taxes:** Net \$470

Terms: \$5,000 down payment per home day of sale with balance due at closing on or before April 26, 2019 at which time a clear and merchantable abstract and deed will be furnished. Possession at closing. Closing to be held at the law office of Todd Pritchard, Attorney, 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.

OWNER: Laurie Pederson

BEHR AUCTION SERVICE, LLC

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

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Rockwell, Iowa
641-430-9489**

View our website for photos: www.BehrAuctionService.com