

Excellent Acreage AUCTION

**Saturday, November 19, 2022, 1:00 p.m.
2952 Jonquil Ave., Swaledale, Iowa**



REAL ESTATE: This excellent country home/acreage is for sale at public auction. Located on a hard surfaced road! Includes 2,732 square feet of living space with 2-stall attached & heated garage. Highlights of the home are 5 bedrooms with spacious closets, 2.5 bathrooms, beautiful kitchen, main level laundry & bathrooms, and lots of open space to entertain family/friends/guests. Other features include central AC, gas furnace, 8,000 gal. lp tank, and spacious yard with mature shade trees. Appliances stay with home. Numerous outbuildings for machinery and/or livestock. Heated shop and grain bin setup located on a large gravel lot including a 54 x 108 Morton steel building. Country living at its finest! **Lot Area: 8 +/- acres**



Terms: \$10,000 down payment day of sale with balance due at closing on or before December 19, 2022 at which time a clear and merchantable abstract and deed will be furnished. Possession at closing. Representing Seller Attorney: B. Michael Dunn, Mason City, Iowa. Please have you finances and preapproval in order.

- 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.

REAL ESTATE INSPECTION: Anytime by appointment. Contact auctioneers.

Onsite & Online Bidding Available!

**OWNER: Daryl P. Buchholtz Revocable Trust
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