

ACREAGE AUCTION

We will offer for auction the following acreage located at 1048 Hwy 1, Kalona, IA, which is 1½ miles North of Kalona on Hwy 1

Thursday Eve – Sept 25, 2025 – 4:30pm



Real Estate sells at 6:00pm
1 acre m/l w/Home & Pole Building
WASHINGTON COUNTY

English River Twp – Section 6

This 1960's ranch style home, ideally located on Hwy 1 just 1½ miles North of Kalona. Set on a beautiful 1 acre lot, the home offers comfortable living with its basic floor plan, full basement, 1 car garage & detached 30'x48'x14' pole building, perfect for hobbies, storage or a small business. This 2 bedroom, 1 bath home features 1344 sq ft of living

area, hardwood cabinetry & floors, spacious living/dining room, full bath, 2 bedrooms & laundry/ breezeway all on the main level. The home is heated/ cooled with 2023 Lennox Furnace / Central AC. It has a gas water heater & a water softener. The full block basement adds room for recreation, canning, ¾ bath & non-conforming bedroom. The pole building has a 10' overhead door w/opener & a 12' sliding door for easy use. The water is supplied with a 140' deep well & the property has its own septic system. This attractive landscaped acreage has been thoughtfully planned, showcasing a variety of vibrant Maple trees, providing shade, along with apricot & plum trees, a grape arbor, rhubarb & horseradish as well as a colorful array of seasonal perennials. The established plantings not only enhance the natural beauty of the property, but reflect years of care & pride in ownership.



OPEN HOUSE: Thursday & Friday,
August 21 & 22 from 5-7pm

Note: Personal Property sells at 4:30pm. Listing available at later date. Duwa's Auction Service LLC shall assume no liability for any errors, omissions or inaccuracies in the information provided. All critical information shall be independently verified. **TERMS:** 15% down day of auction, with balance due October 27, 2025, at which time the Deed & abstract will be delivered. **CLOSING & POSSESSION:** On October 27, 2025. **TAXES:** Prorated to date of closing.

All announcements day of auction take precedence over all previous advertising.

KATIE ANN SHETLER: OWNER

Auctioneer: Dwight Duwa - 319-330-6023 or 319-646-6775

Attorney: Michael Brenneman, 330 E Court St, Iowa City, IA 52240

Web: duwasauktion.com Not responsible in case of theft or accidents