

**OUTSTANDING ACREAGE W/2.54 ACRES**

# **PUBLIC AUCTION**

**Absolute Auction, No Reserves!!**

**Saturday, July 14th • 10:00 AM**

**LOCATION:**

30204 C70, Hinton, IA

**SALE LOCATION:**

30204 C70, Hinton, IA

**OPEN HOUSE:**

Saturday, June 30th, 10:00 - Noon

**DIRECTIONS:**

Take C70 East of Hwy. 75 (James)

**GENERAL DESCRIPTION:** This is an absolutely gorgeous acreage just minutes from Sioux City, Hinton & Kingsley with hard surface all the way to door. It has a 2001 Ranch style 2BR, 2Bath Stratford Home with 1,200 SF on the main floor with a full walk out basement and a large 2 car garage. Beautiful landscaping & trees throughout the entire acreage. Open Kitchen/Dining/Livingroom w/patio doors, 2BR's, 2 Baths & Laundry room on main floor with oak cabinets, doors and trim. Includes all kitchen appliances and washer and dryer. The home and garage have 6"walls, new steel roof, new seamless gutters, vinyl siding, Hurd windows, basement is Ice Block, Air to Air Rheem heat pump, 85 gal. Marathon water heater making this an ALL electric home giving you top rated efficiency. The huge yard has a firepit, flagpole and a 52' storage container. This is acreage is waiting for you to make it your own and ready for you to call home!

**TAXES:** Gross \$2,180 Net \$2,072

**CLOSING:** On or before August 6th.

**Terms:** Buyer will be expected to pay 10% of the purchase price on the day of the sale and sign a real estate contract agreeing to pay the unpaid balance on delivery of clear and merchantable title. This property is sold without buyer contingency of any kind. Financial arrangements must be secured prior to bidding. Possession will be given upon final settlement. Taxes will be prorated to date of final settlement.

The information provided herein is believed to be accurate however neither the Seller or Auction/Broker are making guarantees or warranties. Buyers are encouraged to research and inspect property prior to auction. Property will be sold "as is" and all announcements made day of sale shall supersede any written terms. Sale will be subject to owner's approval.



32379 280th St.  
Merrill, IA 51038

**Russell Anderson**  
**Owner**

[www.stabeauctionandrealty.com](http://www.stabeauctionandrealty.com)

*For More Info Call:*  
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