

PUBLIC AUCTION

ACREAGE W/5.68+ ACRES

Saturday, October 19th @ 10:30 AM

Address & Sale Location: 2080 Garner Ave, Bronson, IA

Legal Decription: S630', W345.71', SWSW & 1 ac. SE corner SESE, 30-88-45.

Directions: From Bronson go 5.5 miles East on D38 to Garner Ave. From Merville take K64 5.5 miles south to D38 go West 2 miles to Garner Ave. or from Sgt. Bluff take D38 13 miles east.

General Description: This acreage is just minutes from Bronson, Merville & Sgt. Bluff and is right along D38. This would be a beautiful site to build your dream home. Quiet, peaceful, hilltop view overlooking beautiful meadows and trees. This acreage currently contains a 1989 mobile home with an addition, containing 1,437SF, 3BR, 2 bath, with a covered deck, attached garage & 221SF basement/storage area. Propane furnace, central air & drilled well. This mobile home has been occupied and in good condition. Also has an unattached garage and other small storage buildings. If buyer intends to reside in the current residence the buyers will be responsible for septic update. Don't miss out on a great opportunity like this!!

Closing & Possession: On or before November 22, 2019.

Taxes: 2018 Gross \$888.00

Terms: Immediately upon conclusion of the auction the high bidder will be required to enter into a real estate contract and pay a non-refundable earnest money deposit of 10% of the purchase price which will be held in trust with Stabe Auction & Realty until closing. Balance will be due at closing. Sellers guarantee clear and merchantable title. This sale is being sold as a cash sale and not subject to any buyer contingencies. This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guaranties, expressed or implied made by the Auctioneer or Seller. All prospective buyers are encouraged to inspect and verify information provided herein. All announcements made day of sale will take precedent over previously provided information. Sale will be sold subject to Sellers approval.



Robert & Karen Keegan
Owner

For More Info Call:
Randy Stabe 712-540-9640
Clint Vos 712-253-4808
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www.stabeauctionandrealty.com