

# REAL ESTATE AND HOUSEHOLD AUCTION

**601 Linn St., Atlantic Iowa 50022**

**Thursday September 25, 2014 4:30 P.M.**

**Real Estate to be Sold at 4:30 - Household Items to Follow**

**\*Sale Location on Site\***



**1 ½ Story, 2,589 square feet total living space, 5 Bedrooms, 2 Bathrooms, Full Basement, Spacious Home with Lots of Character, 2 Car Detached Garage. [westerniowamls.com](http://westerniowamls.com) Listing # 11437**

**\*HOME HAS LOTS OF POTENTIAL\* Assessed Value \$75,090 Property Taxes \$1,560**

**Open House Sunday September 21 from 1:00 P.M. To 3:00 P.M.**

**Buyer will agree to sign an Existing Condition Acknowledgment “AS-IS” Provision to be an Addendum to Purchase Contract.** (Sellers are selling property in its “existing condition” without representation or warranties of any kind or nature)

**TERMS:** Successful Bidder will sign real estate contract immediately after the sale and deposit \$5,000.00 earnest money to be held in Broker Trust Acct. Balance will be due on or before October 25, 2014 in exchange for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given ‘at closing’. Buyer will be responsible for their own Title Opinion. Bids are not subject to finance. Financing arrangements must be made before auction date. Potential Buyer must **provide Bank Letter** prior to receiving bidding number. Property taxes prorated to closing date.

**Note:** Property Connection Real Estate represents the Sellers at this auction. Any announcements made sale day will take Precedence over all printed material. All information provided was gathered from sources deemed reliable but not guaranteed by Property Connection Real Estate.

**Household Items:** Home Gym Hoist V4 Elite, Inversion Table, Couch, Full Size Bed, Large Uni-flame Stainless Steel Gas Grill, Antique Bacon Press, Antique Vacuum, Antique Popcorn Popper, Vintage Walnut End Tables, Antique and Vintage Dishes and Glassware, Old Quilts, Antique Books, Wood Chairs, Numerous Small Appliances, Many Other Miscellaneous Items.

**Pictures available on [propertyconnectionrealestate .com](http://propertyconnectionrealestate.com)**

**Sale arranged and conducted by Property Connection Real Estate - 510 Poplar St., Atlantic IA 50022  
Dennis ‘Leroy’ Phillips Broker/Auctioneer - Office 712-243-4408 ~ Fax 712-243-4356**

**Cell 712-249-1606**

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