

# ABSOLUTE LAND AUCTION

**Saturday, October 24, 2015**

**10:00 A.M.**

Sale to be conducted at the property.  
75048 Wichita Road, Massena, Iowa



**Parcel 1:** Lots 1 and 2 are both in Section 22, Victoria Township; they are adjacent to each other and North of the road.

Parcel 1 has a 2 bedroom, 2 bath single story home with vinyl siding, an unfinished basement and 2 car garage. New roof in 2015. Taxes are 588/year.



**Parcel 2:** One acre of land in the NW corner of the NW ¼, NW ¼ in Section 27, Victoria Township and is South of the road.

Parcel 2 consists of the Old Dewey Country Store, machine shed and a storage building. Taxes are \$278/year.

Visit [www.massenalivestock.com](http://www.massenalivestock.com) for more pictures!

**Method of Sale:** Absolute Sale. Each parcel will be sold to the highest bidder. Successful bidder will pay 30% down day of auction to be held in escrow by Mailander Law Office, Attorney and Closing Agent. Balance will be due at closing, approximately 30 days or sooner.

**Possession:** 30 days or sooner.

**ANNOUNCEMENT:** Property information provided herein was obtained from sources deemed reliable, but neither the Auctioneers or Seller makes any guarantees or warranties as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. Property is sold **AS IS**. Any announcements made auction day by the Auction Company will take precedence over any previous printed materials or oral statements.

## Mary Ranney Estate

For more information contact LeAnn Erickson at 712 779-0306  
Closing Agent & Attorney: Jim Mailander, Mailander Law Office 712 762-3844

**Auctioneer: Mark Venteicher**