

REAL ESTATE AUCTION

Thursday September 30, 2021 5:15 P.M.

***Sale to be Held on Site at 1401 East 7th Street, Atlantic IA 50022**



***OPEN HOUSE THURSDAY SEPTEMBER 23 AND MONDAY SEPTEMBER 27 AT 4:00 P.M. OR BY APPOINTMENT. 712-249-1606**



Main Level: 3 Bedrooms, Master Bath, 2nd Bathroom, Large Dining/Living Room, Eat-In Kitchen, Laundry, Den/Office, Deck and Covered Patio, Heated 2-Car Attached Garage, Large Beautiful Yard with Storage Shed.

Basement: Theater Room, Show Room, Work Rooms, Bathroom, Kitchen Room, Utility Room (2 HVAC Units), Storage Rooms. A large Safe and Shelving are Included.

The property was the home and business location of Fredericks Photography. Fred and Kathryn have retired and moved closer to family. Currently Zoned Residential but can be Zoned Commercial for a Business. This is a very spacious all brick structure with 2067 square feet on the main level and a full finished basement including a theater room sitting on .76-acre lot. Located on the main highway there are many possibilities for this property such as a home, a duplex, offices, home/business, medical building, retail shop just to name a few.

TERMS: Successful Bidder will sign real estate contract immediately after the sale and deposit 10% of the total sale price, earnest money to be held in Broker Trust Acct. Balance will be due on or before October 30, 2021 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. 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. Bidders are urged to inspect the property and verify any information to their satisfaction.

INFORMATION AND PICTURES WILL BE ON: auctionzip.com or auctionbill.com

**RIEKEN, BATES
& PHILLIPS AUCTION
SERVICE**

Auctioneers: Leroy Phillips, Randy Bates, Chuck Rieken
Randy Bates 712-789-2253, Chuck Rieken 712-789-0144,
Property Connection Real Estate & Auction ~ Dennis 'Leroy' Phillips 712-249-1606



