

**PICTURES
ON
WEBSITE!**

REAL ESTATE ACREAGE PUBLIC AUCTION

TUESDAY EVENING MAY 7TH, 2024 • 5:30 PM
2897 QUASQUETON AVE • ROWLEY IOWA
ACREAGE ON CORNER LOT, HARD SURFACED ROADS



REAL ESTATE

32,670 sq. ft. lot with older 1 ½ story 1,446 sq. ft. home with lots of updates. 3-bedroom, 1 full bath, laundry, kitchen, dining and living rooms. Exterior updates include vinyl siding in 2022, compound shingles and vinyl windows in 2021 and aluminum soffits and gutters. The interior has original wide board woodwork, flooring is wood, vinyl and carpet. One room basement holds 2018 Bryant lp gas furnace, updated lp gas water heater and water pressure tank. Property has well and septic plus an older one car garage with concrete pad for parking.

EST. TAXES - \$820.00 /YR.

**LEGAL: 4-87-8 BEG SE COR SE N 180' W
180' S 180' E 180' TO POB.**

**Closing Attorney - Roberts & Eddy PC -
Independence, Iowa**

PUBLIC VIEWING:
May 1st from 4 to 6 pm or call Auction Co.

TERMS REAL ESTATE: 10% non-refundable down payment on day of auction in form of cash or good check with balance due upon delivery of merchantable abstract of title. Taxes will be pro-rated to date of possession given on date of closing. The property will be sold "as is" and all announcements take precedence on day of sale.

AUCTIONEER'S COMMENTS: *Great location between Quasqueton and Rowley on hard surfaced roads. The exterior and utilities have been updated. The interior needs some updated paints and floor coverings and it's ready to go. Great house to live in or incoming producing rental property. Picture on website Call if you have questions.*

OWNERS - Mary Sauer Estate

DONNELLY AUCTIONEERING & APPRAISAL

Emmett Donnelly • 319.334.6122 or cell 319.404.5005

INDEPENDENCE, IOWA

WWW.DONNELLYAUCTION.COM