

ACREAGE AUCTION

Saturday, August 28, 2010 - 12:00 noon

1872 252nd Street, Independence, IA

DIRECTIONS: Go south of Independence on Highway 150 1.7 miles to 252nd Street, west 1/2 mile on 252nd Street to auction site.

4 Acres m/l - Buchanan County



1456 sq. ft. two-story home sitting on 4 acres m/l. Numerous updates such as: New Roof 2010, York Diamond 90 LP gas furnace with central air, electric hot water heater, water softener, vinyl clad windows, aluminum siding, remodeled kitchen with Birch oak cabinetry, updated electrical panel and some wiring. The home sits off the country road with mature trees.

OUTBUILDING: 48'x99' steel building built in 1980, partial concrete floor.

GRAIN STORAGE: 27,000 bushels

Legal: 21-88-9 SW NW

New survey to be completed.

Estimated Taxes: \$1,300 / yr.

Independence School District



Public inspection, Wed., Aug. 11, 5-7:30 p.m. or call 319-404-5005

TERMS OF SALE: Cash, 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. The estate retains the rite to accept or refuse all offers.

AUCTIONEER'S NOTE: To settle the estate of Marva Schmitt, we will be offering this nicely maintained home. Great location to raise a family in rural Iowa and let the kids play outside.

OWNER - Marva Schmitt Estate

Closing Attorney - Lans Flickinger, Independence

Emmett Donnelly Auctioneering & Appraisal Service

Independence, Iowa • Emmett Donnelly - 319-334-6122 • Cell 319-404-5005

www.donnelyauction.com