

**PICTURES
ON
WEBSITE!**

INDEPENDENCE, IOWA REAL ESTATE AUCTION

MONDAY AUGUST 29TH, 2022 • 6:30 PM

501 2ND AVE NE • INDEPENDENCE, IOWA



Beautiful 2 story 2,129 square foot home located close to the parks and downtown, built in 1894, 4-5 bedroom, 2 bath, aluminum siding, compound shingles, ornate woodwork, updated windows, hardwood, carpet flooring, sprayed on exterior foundation, fireplace, updated Weil-McLain gas CGI gas boiler furnace, gas water heater, water softener, Lot: 7280 square foot, full basement, some updating of electrical & plumbing, single car detached garage, 2nd story summer sleeping porch, flood zone AE 500 year flooding

TAXES: \$1,756.00



PUBLIC INSPECTION:

*Wednesday August 17th, 5-7:30 PM or
Call The Auction Company - 319-404-5005*

AUCTIONEER'S COMMENTS: *Very well-maintained house with a great view, then look no further! Due to Joan moving and no further need for this home it will be offered to the highest bidder at a live public auction. Don't miss this auction!*

OWNER - JOAN ZIMMER

Closing Attorney - Lans Flickinger - Independence, Iowa

LEGAL: BULLS E 104' of 5 & E 104' of S3 1/2' of 4 BLK 4 - Appraisal will be provided on this property.

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. The owner reserves the right to accept or reject all offers.

DONNELLY AUCTIONEERING & APPRAISAL

Emmett Donnelly • 319.334.6122 or cell 319.404.5005

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