

**PICTURES
ON
WEBSITE!**

REAL ESTATE ACREAGE

PUBLIC AUCTION

SATURDAY APRIL 15TH, 2023 • 12:30 PM

1780 185TH ST • INDEPENDENCE IOWA

(3 miles NW of Independence)



SELLING PERSONAL PROPERTY AT 9:00 AM

REAL ESTATE

6.9 acres with 2 story, 2,624 sf. home with many updates. Painted wood siding; compound shingles and dbl hung windows with updated combination storms and screens. Main floor has the kitchen, full bath, dining, family room, front room and entry room. 2nd story has 5 bedrooms, full bath with claw foot tub and the 3rd story is a full attic. The home is total REC electric with a 2008 Rheem heat pump heating and cooling system. The home has updated electrical panels and some updated wiring and plumbing. The floor coverings are carpet, vinyl and tile, The home has beautiful original refinished woodwork, decorative paint on the exterior and has been well maintained. The outbuildings consist of a 2,400 sf. pole machine storage building with concrete floor; 960 sf. addition to the machine storage bld. with concrete floor; 1,380 sf. corn crib/storage bld and a 4,700 bu grain bin. The 6.9 acres has many mature trees, small pond, cement lots and plenty of space to enjoy the outdoors!

EST. TAXES - \$1,800.00

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

PUBLIC INSPECTION:

*March 26th from 1-4 pm and March 27th
from 4-7 pm or Call The Auction Company -
319-404-5005*

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.

AUCTIONEER'S COMMENTS: *We are offering this very nice acreage at public auction to help settle the estate of Tom Greenley. Don't miss your opportunity to own this very nice property not to far from town.*

OWNERS - Tom and Beth Greenley Trust / Banklawa Trustee

DONNELLY AUCTIONEERING & APPRAISAL

Emmett Donnelly • 319.334.6122 or cell 319.404.5005

INDEPENDENCE, IOWA

WWW.DONNELLYAUCTION.COM