

**PICTURES
ON
WEBSITE!**

BUCHANAN COUNTY IOWA REAL ESTATE AUCTION

SATURDAY, JUNE 11TH, 2022 • 10:00 AM
FORMER BUCHANAN CO. EMERGENCY OPERATIONS CENTER
2109 205TH ST. • INDEPENDENCE, IOWA

Auction Location : Go to the north end of Independence to 14th St. NE then east on 14th St. NE 1.5 miles to site. Watch for the signs.



2004 ONE STORY FRAME / POLE BLDG

2048 sq ft., 768 sq ft. living space, kitchen, bedroom, full bath, radiant heat, REC. 1280 sq ft. insulated, heated shop with 2 over head doors 10' x 10' and 14' x 10'

2.97 ACRES M/L ON HARD SURFACE ROAD

Closing Attorney - Roberts & Eddy - Independence, Iowa



2010 OUTBUILDING BLDG

2400 sq ft. with 12' x 12' over head door.

PUBLIC INSPECTION:

Wednesday, May 25, 2022 from 4:00-7:00 PM
or call The Auction Company - 319-404-5005

LEGAL: Beginning at a point 1995.53 feet North and 221.26 feet East of the Southwest corner of Section 25, Township 89 North, Range 9 West of the 5th P.M., Buchanan County, Iowa, thence North 300.0 feet, thence North 70° 16' East 358.0 feet, thence South 38° 24' East 268.1 feet, thence South 61° 16' West 292.1 feet, thence South 37° 32' West 91.5 feet, thence West 190.00 feet to the point of beginning, reserving unto grantors, their heirs, assigns and successors in interest in a general easement for purposes of ingress and egress over the South 20 feet of the property being conveyed herein, and subject to other easements and agreements.

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 opportunity to live close to town on a hard surface road. Lots of potential for just living in the great outdoors or location for your business. These type of properties don't come around very often. **DO NOT miss out!!**

OWNER - Buchanan County

DONNELLY AUCTIONEERING & APPRAISAL

Emmett Donnelly • 319.334.6122 or cell 319.404.5005

INDEPENDENCE, IOWA

WWW.DONNELLYAUCTION.COM