

# REAL ESTATE & HOUSEHOLD AUCTION

101 Circle Drive, Minden, IA 51553

**Saturday September 28th, 2019 @ 11am**  
**Home will sell at 11am followed by**  
**the Household & Tools at Noon**

## REAL ESTATE SELLS @ 11 A.M. – 101 Circle Drive Minden, IA 51553

**Legal Description:** Modern Ac. 1st Lot 20 and Lot 13 Moderne Ac. 2nd (Brief Legal)

3 bedroom, 2 bath ranch home built in 1989 with attached garage on a large .22 acre corner lot. Home has 1288 f.s.f on the main level, and full basement with 850 f.s.f. Home has a newer roof and a newer heating and cooling system.

**Taxes:** \$2690.00 for 2018 tax year, to be prorated to the date of closing.

**Terms:** Successful bidder will sign a purchase agreement today, and place 10% down in earnest made payable to Clear Title and Escrow. Title insurance will be split 50%/50% between the buyer and the seller. Buyer is purchasing the property in it's "as is" condition. Your bid is not subject to financing, so your financing must be arranged prior to the auction.

**Acceptance of Bids:** Final bid is subject to the approval by the seller.

**Closing:** Closing shall be on or before October 28th, 2019 under the supervision of Farms America, INC and Ed Spencer Real Estate.

**Possession:** Buyer shall receive full possession at closing.

**Agency:** Spencer Auction Group/Farms America, INC and it's associates are agents for and represent the seller. All bidders will be considered customers, not clients.

## HOME OPEN FOR VIEWING

**Sunday, September 15th and Sunday, September 22nd from 1-3pm**

**Disclaimer:** Announcements made by the auctioneer at the time of the sale will take precedence over any and all previously printed material, or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "as-is, where-is" basis, and no warranty or representation, either expressed or implied concerning the property is being made by the Sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning each farm. The information contained in this brochure is believed to be accurate, but is subject to verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the Auction Company. All sketches and dimensions in this brochure are approximate and based upon GIS, aerial photographs, and information provided by the county assessor. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

## HOUSEHOLD AND TOOLS TO BEGIN AT NOON

Margaret has a very nice, well cared for line of household items, furniture, tools, outdoor items and garage cabinets that will sell immediately following the auction of the home.

Full list of items available at [www.spencerauctiongroup.com](http://www.spencerauctiongroup.com)

**SPENCER AUCTION GROUP 322 E 7TH ST**  
**LOGAN, IA 51546**  
**712-644-2151 - OFFICE**  
**402-510-FARM (CELL)**  
**ED SPENCER, BROKER/AUCTIONEER**



**Margaret Konz, Owner**