

PUBLIC AUCTION

RESIDENTIAL PROPERTY AT
345 EAST CEDAR STREET
CHEROKEE, IA

MONDAY, APRIL 29, 2019 – SALE TIME: 7:00 P.M.



LEGAL DESCRIPTION: Lot Forty three (43), Block Three (3), Huxford 2nd Addition, Town of Cherokee, IA

TERMS: The buyer to pay ten percent (10%) of the purchase price on the day of the auction and sign a real estate contract agreeing to pay the balance on or before May 24, 2019, at which time the seller will furnish the buyer with a Warranty Deed and an abstract showing good & merchantable title.

GROSS TAXES: The seller will pay all of the real estate taxes up to the day of settlement and all prior taxes. The taxes on this home is \$418.48.

POSSESSION: At the time of final payment.

GENERAL DESCRIPTION: This house consists of a one bedroom bungalow with a $\frac{3}{4}$ bath. The kitchen has a lot of counter space & fair amount of cupboards. Appliances include refrigerator/freezer, Stove, Stackable washer & dryer. Combination dining/living room measures 12' x 19' (part carpet & tile) and the bedroom measures 7 $\frac{1}{2}$ ' x 11'. There is a propane room heater, built in air conditioner, newer windows, vinyl siding and shingles, There is a crawl space under the house and a steel shed with ramp that measures 8' x 10'. The shed has electricity; a roll up door and a wood floor. There is a back ramp going into the house and the house is handicap accessible. All new sidewalks leading up to the house and around the side to the backyard. This would be a great little home for a starter or for an investor for rental property. Very low maintenance, nice size lot and alley access for vehicles.

DENNIS BAHR, OWNER
JOLENE STEINBARTH – 712-445-2126



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