

Paullina Real Estate at Auction

***Tuesday,
May 25, 2010
6:00 pm***

Location: 225 South Clark Street, Paullina, Iowa
From Casey's go 4 block south and 1 block west.
Auction signs will be posted.



General Description: Selling will be a nice two-bedroom dwelling with 988 square feet. There is a detached single-garage on the property. The dwelling was built in 1916. The kitchen has metal cabinets and a refrigerator, stove and dishwasher. There is a combination living room/dining room with oak center colonnades with glass doors. The home has two bedrooms, a full bath with a claw foot tub and shower and an enclosed front porch and back entry with stacked washer/dryer. There is a full attic and basement with bathroom and shower. The basement houses a Lennox forced air furnace with central air as well as a water softener and breaker box. The home has vinyl siding and asphalt shingles. There is a lot of nice original oak woodwork and some new windows in the home.

Legal Description: The South Half of Lot 7 and all of Lot 8 in Block 25 to the Original Town of Paullina, O'Brien County, Iowa. The lot size is 75' by 145'.

Real Estate Taxes: The net real estate taxes on the property are \$352 per year. The taxes will be prorated to the buyer to the date of possession based on the current taxes. Abstract will be continued to date. The seller guarantees a clear and marketable title on the property.

Terms: 10 percent down the day of the auction. The balance will be due on or before June 15, 2010.

Possession: June 15, 2010

Open House: An open house will be held on this property on Tuesday, May 18, 2010 from 5:30 pm to 6:30 pm. If this is not convenient please contact the auction company at the phone numbers listed below or Todd Hattermann (712) 348-0111 for an appointment to inspect the property.

Auctioneer's Note: This two-bedroom home is very well located on a nice corner lot. The home has been kept in a very good state of repair and the main floor has very nice original oak woodwork. Make plans today to attend the open and view the interior of this home.

Please Note: The real estate will be sold at 6:00 pm on May 25, 2010.

Note: This property is being sold "as is." All announcements made the day of the auction will supersede all previous advertised information. All information was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Auction company acts as agent for the seller.

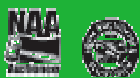
The property is being sold "as is - where is." There are no warranties expressed or implied.

View our web site for this auction and future auctions at www.vanderwerffandassociates.com

Ted and Adeline Schipper - Owners

Sale Arranged and Conducted by:

**Vander Werff
Associates, Inc.**



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Auctioneers
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