

# Paullina, IA Residential Real Estate, Car, and Personal Property at.

# Auction



Wednesday, April 15, 2009

Sale Time - Real Estate 6:00 P.M.

Personal Property— Immediately following.

LOCATION: 206 E. Logan St. Paullina, IA.

Auction signs will be posted.

**General Description:** Selling will be a 2-bedroom dwelling with an attached single garage. The home has 1909 sq' and was built in 1955. The main floor consists of a kitchen with wooden cupboards, refrigerator, and an electric stove. The living room is carpeted, has a nice picture window. There is a full bath, two carpeted bedrooms with closets, and a rear entry porch with coat closet and nice bay window. There is a full basement with a Lennox forced air furnace, gas water heater, central air, and electric breaker box. The home has vinyl siding, tar roof, and metal roof on garage.

**Legal Description:** Lot 2 in blk 2 of Metcalf's 1st addition to the city of Paullina, O'Brien co. Lot size is 75' x 100'.

**Real Estate Taxes:** the net real estate taxes are \$280.00 per year. The taxes will be pro-rated to the buyer to the date of possession based on the current taxes. The abstract will be continued to date. Sellers guarantee a clear and marketable title on the property. **TERMS: 20 percent down the day of the auction.** The balance will be due on or before May 4, 2009.

**Possession: May 4, 2009**

**Open House:** An open house will be held on this property Thursday, April 9, 2009 from 6:00 - 7:00 P.M.

Auctioneers Note: This is a great opportunity to purchase a two bedroom home located on a nice corner lot in Paullina at auction. Make plans to be at the open house on April 9 from 6:00 - 7:00 P.M. Please check out our website for complete sale brochure.

**Note:** This property is being sold "as is". All announcements made on 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 seller or sellers' agents. Auction company acts as agent for the seller. The property is being sold "as-is-where is". There are no warranties express or implied.

## Auto & Personal Property

### Vehicle

-Buick 2004 Lesabre limited 4 door, maroon, 102,900 miles.

### Furniture

-2 cushioned hide a bed.  
-Pillared leg stand.  
-End table.  
-Floor lamp.  
-Dresser with mirror

### Misc.

-Winchester model 37 20 ga gun.  
-Quaser 19' color TV.  
-5' wooden shop ladder.  
-3' wooden ladder.  
-Camel back trunk  
-Hoover vaccum.

### Mower & Snow blower

-Dresser with mirror.

-Oak commode with towel bars

-Oak chair.

-Oak plant stand.

-Ariens riding lawn mower.

-Ariens ST504 snow blower 5hp

*View our web site for this auction and future auctions at [www.vanderwerffandassociates.com](http://www.vanderwerffandassociates.com)*

## Harlan Hoermann - Owner

*Sale Arranged and Conducted by*



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