

LISA HESS & LILA HOWE, OWNERS

REAL ESTATE AUCTION

SUNDAY, OCTOBER 25, 2009 – NOON

SALE LOCATION: 311 COURT ST. – HARLAN, IA



DESCRIPTION: Longs 2nd Add Lots 5 & 6 Block 10.

TAXES: \$1,262

TERMS: 15% down day of auction with balance due on or before November 25th, 2009. Sellers agree to pay all taxes prorated to date of possession.

GENERAL DESCRIPTION: You will have the opportunity to buy an older two story home on a nice corner lot 88' x 120'. There is 1950 square foot of living space with bedroom, living room, full bath and kitchen on main floor. There are two bedrooms, kitchen, bathroom upstairs. The upstairs could be rented out to

other party. The house has a new hot water heater, window air conditioner and there is also a storage addition built on the east side of the house. There is also a single car garage with shop area towards the front with a LP heater and work benches along the walls with automatic garage door.

AUCTIONEER'S NOTE: You will have an opportunity to buy a home with loads of potential either as a home for your family or a rental property. You will be within two blocks of historical downtown Harlan. Anything said day of sale takes precedence over all written material. Sellers reserve the right to refuse any or all bids. The house will be open for viewing at 10:00 a.m. day of auction or call Mitch Osborn to set up appointment to view house.

CLOSING ATTORNEY:

Rob Hall, 1005 7th St. Harlan, IA 51537
712-755-2111



**AUCTION CONDUCTED BY:
OSBORN AUCTION LLC, Walnut, IA**

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