

RON & ADRIENNE PETERSEN, OWNERS

REAL ESTATE ACREAGE AUCTION 3.077 ACRES M/L

WED., SEPT. 19, 2018 @ 5:30 P.M.

SALE LOCATION: 2220 Yellowwood Rd, Kimballton, IA

Directions: From Harlan, IA Go East on Highway 44 - 12 miles, turn North on Yellowwood Rd - 4 miles. From Interstate 80 Exit 54 Go North on Highway 173 to Kimballton approx. 10 miles, then turn West on Highway 44 - 1 mile, turn North on Yellowwood Rd - 4 miles. Watch for signs.



Brief Description: S ½ OF 4,5,6 OF 3 NW NW 06-79-36.

Taxes: Approximately \$702. Taxes will be prorated to date of possession.

Terms: 20% down day of auction and balance due upon delivery of clear title and deed which will be approximately 30 days or October 19th. ***Sellers reserve the right to refuse any or all bids.***

General Description: You will have the opportunity to buy an acreage of 3.077 acres M/L. The 1 ½ story home was built in 1910 and has 2006 sq. feet of living space on the first floor along with 364 sq. feet in the basement. The home consist of 1 bedroom on main floor, 3 bedrooms upstairs, kitchen, living room, dining room, office and 1 full bath plus shower stall in the basement and wood deck on the south side of house. The home has vinyl siding, steel roof, hooked up to rural water, central air along with fuel oil for heat. There is a 38' x 60' machine shed with concrete floor and a 9', 10' rollup doors with a 16' rollup with automatic opener built in 1984. The 40'x 70' machine shed was built in 1981 by Harlan Builders and has a 16'x40' heated shop w/restroom at the south end. It also has a 10' rollup door along with 12' sliding door and concrete floor. There is another 28'x 32'machine shed, 22' x 26' storage shed along with a small greenhouse and small summer kitchen building used for canning.

Closing Attorney: Kate Kohorst – Harlan, IA – 712-755-3156.

Auctioneer's Note: This is a great opportunity to buy an excellent acreage on a nice level area with very nice buildings that can have multiple uses. You will need to call Ron & Adrienne Petersen at 712-773-3881 to set up appointment to view the property.



AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.