

**LARRY BISSEN ESTATE, OWNER**

# REAL ESTATE ACREAGE AUCTION 3.59 ACRES M/L

**SUNDAY, SEPTEMBER 30, 2018 AT NOON**

**SALE LOCATION: 2118 Highway 44 – Harlan, IA**

**DIRECTIONS:** From Harlan go 8.3 miles east on Hwy. 44 and auction will be on the north side right off of Highway 44. Watch for auction signs. Lunch may be purchased on the grounds.



**Legal Description:** Parcel A of S1/2 SW1/4 of Sec. 16-79-37, Shelby County, Iowa, as described in survey recorded as Instrument No. 2752-97

**Taxes:** Approximately \$2770. Taxes will be prorated to date of possession.

**Terms:** 15% down day of auction and balance due upon delivery of clear title and deed which will be approximately 30 days or October 30<sup>th</sup>.

**General Description:** You will have the opportunity to buy an acreage of 3.59 acres M/L. The ranch style home was built in 1963 and has 1176 sq. feet of living space on the first floor along with 1176 sq. feet in the basement with 700 sq. feet of living quarters. The home has 3 bedrooms on main floor, kitchen, living room, full bath and 2 bedrooms in the basement. There is a half bath w/laundry room, storage room and Thrasher Ultra Sump III system along with San/Dry Humidifier. There is central air, gas heat, vinyl siding and the roof is in very good shape. There is also a 3 season 744 sq. ft. enclosed porch on the east side of house with three stall garage underneath with automatic openers. On the north side of the house is a 1256 sq. ft. deck with Jacuzzi and a 288 sq. ft. deck on the south side of house. The yard also features a 14' x 14' concrete patio and a gazebo built in 2006. There is a 34' x 26' detached shop built in 1983 along with a 48' x 63' steel machine shed built in 2011 which has a 16' roll up door on south side along with sliding doors on east side. Both buildings have concrete floors and are in excellent shape.

**Closing Attorney:** Marcus Gross, Harlan, IA – 712-755-3141

**Auctioneers:** Osborn Auction, LLC

**Auctioneer's Note:** This is a great opportunity to buy an excellent acreage just 8.3 miles east of Harlan right on Hwy. 44. *You will need to call Justin Wilwerding at 402-709-6011 or Alan Wilwerding at 712-579-1191 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](http://www.osbornauction.com)**

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