

REAL ESTATE AUCTION

SEPTEMBER 7TH, 2016 @6PM

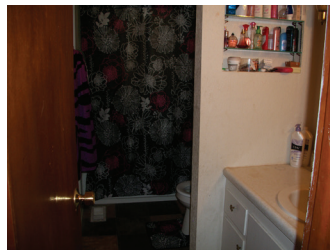
LOCATION OF AUCTION: 1406 PARK ~ HAMBURG, IA

DIRECTIONS: OFF OF I-29 TAKE HAMBURG EXIT (IA-333) THEN TURN LEFT ON 310TH ST. TO WASHINGTON ST. TURN LEFT TO H ST. THEN MAKE YOUR FIRST RIGHT ON PARK STREET. SIGNS WILL BE POSTED.

Please call Dan
Holliman
712-350-0012 or Allan
402-672-3621 for a
showing



3 Bedroom – Ranch Style – Single Family Home for Auction!



Built in 1970, Ranch Style, 1152 SQ Ft, 3 Bedrooms, 1 Bath, Gas Forced Air for Heat, Natural Gas, City Water & Sewer, Wood Lap Siding
Lot Size: 91x99

Auctioneer's Note:
This would be a good
home to raise a family
or for an investment.
See you at the auction.

Barbara Brandt: Owner

Terms: 10% down day of auction with balance due at closing on or before December 30th, 2015. Acceptance of bids: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction. Possession: At closing, December 30th, 2015 Agency: Auctioneers Al Hughes & Jim Hughes Real Estate are agents for and represent the sellers. All bidders will be considered customers, not clients. Disclaimer: Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements made. All information contained in the brochure and all related materials are subject to terms and conditions outlined in the agreement to purchase. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, error or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate and have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.



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