

# ABSOLUTE RESIDENTIAL AUCTION

**Monday April 4, 2022 @ 5:00 pm**

*House will be open at 3 pm day of sale.*

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**Location 803 Locust St Atlantic Ia (west of the courthouse)**

Legal according to abstract:

- 1-1/2 story home
- Sq ft 1384
- Lot size 45 x 140
- Lower level- rear entry porch with laundry, kitchen, dining living room, 1 bedroom and full bath
- Upper level - 3 bedrooms
- Full basement
- All appliances stay
- Central Air
- Gas furnace 2009?
- Steel siding
- Breaker box
- Detached 2 car garage
- Covered cement patio on back of house
- Terms \$5,000 down day of auction with balance due at closing when deed and abstract will be given.
- Taxes \$882 prorated to closing
- Closing May 4, 2022 to be held at Swanson Law Office Red Oak, IA



This could be a nice starter or rental house. Located in a good neighborhood.

**SELLS AS-IS CONDITION**

*Information received from sources believed to be reliable. Seller or Auction company do not guarantee their accuracy. Buyers should do their own research prior to auction.*

**Come prepared to buy!**

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**Mary Denison Estate  
Tim Willcockson, Executor**

**Call - Auctioneer Steve Bergren 712-789-0847  
or Agent Jill Cooper 712-621-0998**