

Peggy McAllister Estate Auction

402 N. Walnut St., ST Charles, IA 50240

Saturday, April 29th, 2023 10:00 AM

Real Estate to sell first at 10AM

Single story 2-bedroom home situated on lot 1, block 1, in Joels addition of St. Charles, IA. Located in the northwest corner of St. Charles on a corner lot measuring 151' x 66'. The residence appears to be solid, has high ceiling with transom windows above the pocket doors with a lot of possibilities but needs attention.

Other Amenities:

- Located in a small quiet town where property owners have a lot of pride in ownership
- 20'x20' newer garage with a single overhead door with opener and walk-in door
- Across the street from the city park with frisbie golf and children's play-ground equipment
- 17 minutes to Winterset Iowa
- 20 minutes to West Des Moines Iowa
- Low taxes of \$681 per year

Note: at time of this printing the bridge over interstate 35 into St. Charles is temporally closed to north bound traffic

Real estate terms: 10% down day of auction payable to Verle W. Norris Law Trust Account. Balance due in 30-45 days with a 5% buyer premium added to the sale price at closing. Possession given at closing.

Buyers are responsible for their own inspection and due diligence on the property. No liabilities are assumed by sellers or the auction company. Property to be sold as is where is with no warranties expressed or implied. The property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Announcements made sale day take precedence over any and all printed materials. Taxes will be prorated to the date of closing.

Also selling following the real estate portion of the auction

1991 Dodge Champ 2-door hatch-back, 5-speed, 4 cyl., made for Dodge by Mitsubishi, over 200,000 miles, sells with title; Murray riding lawn mower; electric push mower; (2) weed-eaters; small 2-wheeled trailer; approx. (150) new cement blocks; (13) rolls of insulation; older heavy-duty lawn tiller; aluminum extension ladders; smaller amounts of misc. items from the home.



See more at:
www.donwagnerauction.com

Don Wagner, 641.931.6832
DonaldWagner44@gmail.com

Art Snider, 641.777.6413
Auction Setup & Phone Bids
SniFarm@grm.net

Terms: Cash, check or credit cards. No items will be removed until settled for. Sellers or auction company are not responsible for accidents, errors in listings or lost items. Announcements made day of sale take precedence over any printed matter. When registering for a buyer number proper I.D. will be required.