

REAL ESTATE AUCTION

Monday, August 28, 2023 @ 5:30 pm

1699 Hickory Ave. Corning, IA

Watch for signs - NW of Corning - West of Lake Icaria



OPEN HOUSE! AUGUST 14, 5-7 PM.

- Brief Legal - Parcel A - SWSW, sec. 5 & Parcel A - NWNW, sec. 8 all in Quincy Twn., Adams Co. IA. Complete legal according to abstract.
- Size - 15.82 net acres.
- Land Description - all in grass with a nice dam, has newer fences around property.
- Home Description - Custom built home, built in 2013, property has rural water.
- Living Area - 1579 sq. ft.
- Basement - Full with 1100 sq. ft. living area with walk out basement.
- Central AC
- Geo Thermal heat
- 2 Fireplaces, one masonry gas and one gas.
- Garage 320 sq. ft. attached.
- This home sells "AS IS". The home has not been lived in for over 3 years. Part of the home's interior has never been completed.

Check our website for pictures of the interior. bergenrealestateandauktion.com

- Note - This is truly a diamond in the rough as this custom built home is built on a beautiful setting, close to pavement. Take a look at this property if you are looking for a nice acreage.
- Taxes - \$4,114, prorated to closing.
- Terms - 10% down day of auction with deed and abstract to be given at closing in approximately 30 days from auction.
- Agency - Bergren Real Estate & Auction, L.L.C. are sellers' agents only.

Come prepared to by as this property will sell!

Janis D. Houck Revocable Trust

Bergren
Real Estate & Auction, LLC

AUCTIONEERS:

Auctioneers: Steve Bergren @ 712-789-0847

Agent - Jill Cooper @ 712-621-0998

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence.

www.bergenrealestateandauktion.com