

REAL ESTATE AUCTION



Tuesday, September 19, 2023 • 10 am

Location: 600 Harrison St., Shenandoah, IA 51601



Built in 1963 this single family home features 1,045 sq. ft. with 3 Bedrooms and 1 Bath.

Appliances Included: Stove, Refrigerator, Dishwasher, Deep Freezer, New water heater as of 7/28/2023, New Furnace in 2005.

***To schedule a time to view the property,
please call Liz at (660) 254-1769***

Legal Description: South 85 feet of the North 105 Feet of the East 100 Feet of Lot Two (2) (EXCEPT the West 5 feet 9 inches) of the Irregular Survey of the Southeast Quarter of the Southwest Quarter of Section Twenty (20), Township Sixty nine (69) North, Range Thirty-nine (39), West of the 5th P.M., in the City of Shenandoah, Page County, Iowa.

DENNIS BAKER, OWNER

TERMS: Buyer(s) required to furnish 10% down on sale day, entering into contract, with balance due at closing on or before 30 days, when clear title will be given. Escrow and closing location to be announced on the day of sale. Please have your financing in order, as the sale of this property is not subject to financing. Hunt Auctions & Land and its representatives are exclusive agents for the seller. The owners are most sincere about placing this property in the hands of a new owner or owner(s), but do, however, reserve the right to accept or reject any or all bids.

Announcements made day of sale take precedence over printed advertisements.



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Auctioneers: Liz Hunt (660) 254-1769, Steve Espey and Kermit Goslee



TERMS: Cash, Check (with Positive ID), Visa, Mastercard, American Express, Discover. No Buyer's Premium. There is a 5% Convenience Fee for Credit Cards. Lunch available. Statements sale day take precedence.