

REAL ESTATE AUCTION

Featuring Home and 5 Acres in Page County, Iowa
Tuesday, September 19, 2023 • 5:14 pm

Auction On Site: 3033 G Avenue, Northboro, IA 51647

Directions: From Northboro East on 300th Ave 1 mi., then South 1-1/2 mi. on G Avenue,
OR Blacktop J64 to F Avenue 1 mi. North, then East on 300th Ave. Watch for signs.



Nice 1-1/2 story 2-bedroom home built in 1958 situated in a beautiful 5-acre country setting. Home features living room, dining room, and nice updated kitchen with knotty pine cabinets and stainless-steel double sink. Hardwood floors throughout. Full bath w/shower and tub combination, laundry room on main level with washer and dryer hookup. Home has vinyl siding with steel roof and basement block foundation. Nice front porch with handicap accessible ramp. New heating and cooling in 2014; propane heat and electric water heater. Septic tank. 200-amp breaker system.

Water: Rural and well water combination for livestock or gardening purposes

School District: Shenandoah Community School District **Taxes:** \$1680 per year

Other Amenities Include: 10'x30' Open front livestock shed with divided pens for equine or bovine; frost-free water system for livestock; 2 - carports in good condition; 24'x34' combination garage/shed with 2 overhead doors, plumbed with electricity; 8'x16' metal storage building on runners with roof damage, fairly new.

Auctioneer's Note: If looking for a wonderful starter home or weekend getaway, set up for horses, or small livestock, close to Shenandoah and Clarinda, don't miss this opportunity. For viewing of property, contact auction company at 660-541-1977. Make financial arrangements now, for this property may sell in your price range. The Whipples have moved to Clarinda and are very sincere in selling.

James and Debrah Whipple, Owners

Terms: \$10,000.00 down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days, when full possession will be given. Escrow to be held at the office of Turner, Jones & Bitting, Attorneys, Clarinda, IA. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, Inc. d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.



Mark Younger, Auctioneer

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