

Absolute Real Estate Auction

SINGLE STORY HOME ON .18 ACRES - APPLIANCES INCLUDED

Saturday, November 18, 2023 - 2:00 PM

Live Auction On Site at 408 West Clarinda Ave., Shenandoah, Iowa

Selling a single-story modern frame home, built in 1900, located 1 block from downtown Shenandoah, Iowa, as is, with kitchen appliances. Total gross living area 1291 sq.ft.

Home has exterior wood lap siding, aluminum storm windows, and roof of asphalt shingles. The property contains established shade trees and 10' x 18' garage built in 1920 in need of repair. Property is fenced on three sides with privacy fence on east.

The home features enclosed porch with north entry into the living room with 3 ornate chandeliers in dining and living room areas. A large dining room is adjacent to the modern kitchen. Appliances included are a Frigidaire Refrigerator/Freezer, Vesta Crest Electric Range, and GE Microwave. A pantry area is adjacent to the kitchen with sliding glass doors for access. A large bedroom with ample closet space and a full bath is also featured on the first floor. Original, ornate woodwork is in place over most doorways. The main living area is carpeted.

The half finished attic contains 335 sq. ft. with closet and storage areas.

A full basement of 956 sq. ft. contains the high efficiency natural gas furnace and central air. The hot water heater is natural gas. Water hookups are present in basement as well as electric service box. Home is on City water and sewer.



Legal Description: SE 16' Lot 3, Lot 4 & 5, Exc SW 45' and 10' strip VAC St ADJ on NE. Lot area .18 Acres, 7800 SF, Class - Residential. Taxes: \$190 per year with present owner.

TERMS: Cash. Sells to the highest responsible bidder with 10% non-refundable down payment on sale day and entering into contract of purchase, with balance due and full possession given at closing, which will take place on or before Dec. 18 at the Johnson Law Office, 811 Indiana Street, Sidney, Iowa, attorney for the estate. Have financial arrangements made prior to sale day.

NOTE: Every effort has been made to describe the property, but auction company cannot guarantee information. Potential buyers are to make their own assessment. Property sells as is.

For property inspection or further information contact Jim Collins, Auctioneer/Realtor at 712-542-0266.

Marian A. McIntire Estate

Randy Erhart, Executor

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Auction Conducted by

COLLINS AUCTION SERVICE

Jim Collins, Auctioneer & Realtor – (712) 542-0266

TERMS: Cash or bankable check. Bidder must show current ID with photo for bidding number. . Announcements made day of sale take precedence. Property sells in "as is," "where is" condition.