

AUCTION

Thursday, August 15, 2024 @ 6 pm

401 Lowell Ave. Emerson, IA

Note - Real Estate sells first, then approximately 15 minutes of misc. garage items.

Real Estate

Single story home on a good corner lot. The home is in need of repair, sells "AS IS" condition.

- Sq. Ft. living area - 964 sq. ft.
- Basement - Full
- Lot Size - 80' on front, 38' on rear and 120' on the sides.
- A.C. - central, believed to be approximately 12 years old.
- Heat - Carrier, believed to be approximately 12 years old.
- Roof - asphalt, in poor condition.
- Siding - wood.
- Garage - detached, double, 20'x22'.
- Year built - 1940.
- Brief legal - Lots 3 & 4 except 127.1' block 2 first addition, complete legal according to abstract.
- Taxes - \$924.00 w/o homestead exemption.
- Terms - 20% down day of auction or \$2,500 minimum, closing to be in approximately 30 days from auction when deed and abstract will be given.
- Agency - Bergren Real Estate and Auction, L.L.C. are sellers' agents only.
- Note - Seller never lived in this home.

Personal Property

JD D 160 riding mower; Yard Pro push mower; cast iron weather vane; few miscellaneous hand tools; aluminum V bottom boat on trailer; new flat screen TV in box, miscellaneous items.



Carl A. Newsome Estate
Jennifer Newsome, Administrator

Bergren
Real Estate & Auction, LLC

Auctioneer - Steve Bergren 712-789-0847

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

www.bergrenrealestateandauction.com