

# ACREAGE AUCTION

**Thursday, Sept. 12<sup>th</sup> ~ 6:00 pm**

**75388 Tucson Road ~ Massena, IA 50853**

Brief legal description: Parcel A SE1/4 SW1/4 Victoria Twp, Cass County

3.0 Gross acres ~ Built in 1920 ~ 1½ story frame ~ Vinyl siding  
½ Basement w/concrete floor ~ Central air & heat ~ 3 Bedroom  
1 Bathroom (updated) ~ All appliances included ~ Detached garage  
Machine shed ~ Grain bin

Estimated annual property tax: \$1,646.00

Seller will have septic system updated

**OPEN HOUSE ~ Sunday, Aug. 25<sup>th</sup> ~ 2:00 - 4:00 pm**

**Sale Procedure:** Property will be sold at auction to the highest bidder on day of sale. Final sale price will be highest bid. Seller reserves the right to refuse any or all bids. Successful bidder will pay 10% earnest money on the day of sale to be held in escrow by Mailander Law Office, Closing Agent. Balance is due and payable at closing on or before 10/23/2024.

## RD Krauth Farms LLC

Terms: Cash or certified funds. Not responsible for theft or accidents.

**Announcements day of sale take precedence over written material.**

Closing Agent: Mailander Law Office 712-762-3844

Auctioneer: Mark Venteicher ~ Pictures at: [www.massenalivestock.com](http://www.massenalivestock.com)