

REAL ESTATE

AUCTION

**SAT., 9
NOV.**

**10:00 A.M.
1608 ILLINOIS ST.
BEDFORD, IA**



This home was built by Charles Dukes and completed in 1994.

Rooms on the ground floor:
Kitchen with eating area and bay window
Large living room
Dining room
Master bedroom with full bath and two clothes closets
Two guest bedrooms
One full bathroom with skylight

Basement:
Large partial finished game room
Storage room
Shop room
Storm shelter
Half bath
Electric Geo-Thermal heat/AC plant, new in 2010, with new compressor April of 2021
Garage access stairway

Inside Features:
Jet tub in main bathroom
All oak woodwork
Custom built kitchen and bathroom cabinets by Mark Reed at Lenox
Reverse osmosis water filter for drinking and ice making
All appliances sell with the house
All window blinds sell with the house
All flooring is original

Outside Features:
Large deck
New roof in 2018 because of hail storm
Seamless guttering with Leaf Guards
All brick exterior
Utility shed with concrete floor and electric service. New roof in 2018.
Two-car garage



Property Taxes: \$4,980
Legal description: Paytons 11 Ex Tr on NO & NE Corp., Corp Bedford.
Terms and conditions: 10% down day of sale. Buyers will be asked to sign purchase agreement with Wilson and Hanson, attorneys at Lenox. Closing 45 days or sooner. Sale is contingent pending Estate Court Approval.

**For Showings Call Tri-N-Realty or Russele Sleep
712-523-2150 or 712-621-1365**

To view more pictures, go to trinrealty.com

Executor Sale of Goodson Estate

TRI-N-REALTY

Bedford, Iowa 712-523-2150
www.trinrealty.com

**Alan Nicholas, Broker
Skyler Nicholas, Agent
712-899-1435**



**SLEEP AUCTION COMPANY
Russele Sleep, Auctioneer
Bedford, IA
712-621-1365**

