

MARIE COENEN CONSERVATORSHIP, OWNER

ABSOLUTE REAL ESTATE AUCTION

WEDNESDAY, MAY 29, 2019 • 6:00 P.M.

SALE LOCATION: 1208 PINE ST., Harlan, IA

Directions: From Hwy 59 turn east on Chatburn Ave. (Hwy. 44) and go east and turn north on 12th St. Continue driving north and turn west on Pine St. Watch for auction signs.



BRIEF TAX DESCRIPTION: ASD OF LT 1 LINCOLN PARK ADD LT 10.

GENERAL DESCRIPTION: You will have the opportunity to buy a 1408 sq. ft. ranch style single car garage home that was built in 1953. This is a 4 bedroom home with full bath, kitchen, living room and 375 sq. ft finished basement area with 1 bedroom and a total of 1408 sq. ft. basement area. There is also a 120 Sq. ft. concrete patio plus a 144 sq. ft. wood deck on the north side of the house. There is a central air along with a fire place in the living room.

TAXES: \$1454.00

TERMS: 15% down day of auction and balance due upon delivery of clear title and deed which will be approximately 30 days or July 1st, 2019. This house will be sold "AS IS" and will be an ABSOLUTE auction. The sale is subject to the approval of the Iowa Probate Court.

To view the house & property call: Kevin Osborn 712-579-0825.

CLOSING ATTORNEY: Allen Nepper (712) 263-4823, Denison, IA.

AUCTIONEER'S NOTE: This is a great investment opportunity to buy a home in an excellent location directly north of Potters' park with Pioneer park directly bordering the property to the north. This home is a fixer-upper that will be a great investment with lots of possibilities as a starter home or rental property.



AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.