

Absolute Real Estate

AUCTION

w/Complete Household

Rural Residential Acreage w/3-Bedroom Home situated on 1.44 acres

SATURDAY, JUNE 1, 2019 • 9:30 A.M.

(Real Estate will be sold at 9:30 a.m. Household immediately following at approximately 10 a.m.)

LOCATION: 24264 480th St., Lake Mills, IA.

(From Lake Mills 2.5 miles north on Hwy 69, 1/2 mile west on gravel 480th St.)

OWNER: ELEANOR RYGH ESTATE

Watch for upcoming advertising with complete Household listing



24264 480th St., Lake Mills, IA

This 1997 Highland Edinburgh (manufactured double wide mobile home) features 1696 sq. ft. of living space on the main level. The full unfinished basement has infloor hot water heat concrete floor throughout. The main level offers eat-in kitchen, w/sliding glass door entering into a 12'x16' three-season porch. Kitchen, living room, dining room, all with vaulted ceilings. Lg. Master Bedroom w/lg. full bath & walk-in closet, plus 2 additional bedrooms. The rear entry from garage houses furnace, water softener, laundry area w/small full bath. The 2-car attached garage is 24'x24'. Heating system/forced air LP gas (LP tank is a leased tank). Central air, kitchen appliances, washer & dryer are included (but not guaranteed to be in working order).

WATER SYSTEM: The Real Estate does NOT have a well and will NOT have access to water the day of auction or after. Buyer will be responsible for all costs in regards to obtaining a water source or supply of water.

PRIVATE SEWER SYSTEM: Septic system w/leach field. Time of transfer inspection is not required by seller and will not be done.

LOT SIZE: 183' x 418' • **ELECTRICAL PROVIDER:** Heartland Power

TERMS & CONDITION OF AUCTION

TERMS: \$10,000 dollars down immediately following the auction. Buyer will enter into a written agreement immediately following the Real Estate sale. Balance due on or before July 15, 2019. Earnest money will be deposited in Atty: Richard Schwarm Trust Account. Seller will continue abstract to date and guarantee a clear and marketable title on this property. The purchase of the real estate will not be subject to buyers financing, loan approval, appraisal, etc.

REAL ESTATE TAXES: Seller will prorate real estate taxes to date of possession. Net annual taxes \$1650.00

CLOSING: Closing will be held at Atty: Richard Schwarm Law Office, Lake Mills, IA.

POSSESSION: Possession will be on or before July 15, 2019.

LEGAL DESCRIPTION & SURVEY: Visit www.hawkeyeauction.com for complete details.

NOTE: All property sold "As Is" While every effort was made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, or the seller concerning condition of the property or other supplied information. All prospective purchasers are encouraged to inspect this property and verify all information provided herein. Any announcements made the day of the auction will supersede this advertisement.

For showing contact Jim Rygh/Executor • 641-592-7944

Appointments to inspect will be Sat. morning, May 25, 2019

HAWKEYE AUCTION • Bruce Helgeson, Lake Mills, IA • 641-592-2754

Gary Heydt, Ventura, IA • 507-421-2001

Bruce Helgeson is a licensed real estate agent and represents the sellers.

For photos, visit www.hawkeyeauction.com