

LAND AUCTION

SATURDAY, NOVEMBER 20TH • 10AM

2295 692ND AVE, ALBIA, IA

REAL ESTATE: 31+/- Acres w/3BR home, full basement, new septic, & detached garage. This location offers a combination of 19 acres hay/tillage ground & the balance is timber for all your hunting & recreational use.

TERMS OF REAL ESTATE ON AUCTION DAY: Buyer will enter into Standard Purchase agreement with the Seller. Buyer will be expected to put 10% down, non-refundable on the day of the auction. The balance is due at closing on or before 45 days from date of the sale. Real Estate taxes shall be pro-rated to the date of closing. Property is sold in AS IS WHERE IS condition with no warranties given, either expressed or implied. Possession given upon closing. Real Estate being handled by **SUNRISE REALTY** licensed in Iowa.



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