

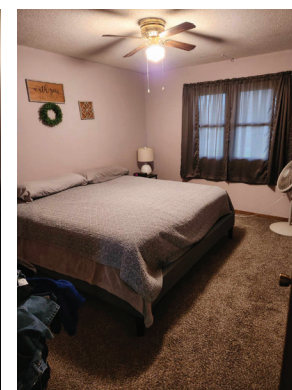


PUBLIC AUCTION

Brad and Jennifer Heath Home and Personal Property

303 S. Eaton Ave., Humeston, IA 50123 | Saturday, May 4th, 2024

10 AM Personal Property | 12 PM Residential Property



Single family ranch home built in 1977 with a crawl space. Updates and improvements to this property in 2020 include a 24x32 stick built shop /garage; concrete floor; spray foamed walls; steel ceiling; furnace; sewer and water hookups; water heater; walk thru door; garage door; lots of 110 plugs.

House updates in 2022 include remodeled kitchen, bathroom, new carpet, new roof, fenced back yard, and new sump pump in crawl space.

All these updates less than 2 yrs. old for this 1410 sq. ft. home with 3 bedrooms, 2 full baths, laundry area, dining area, and spacious living room. This property will auction with appliances. Taxes annually on this property are \$2486, city water, city sewer, Alliant Energy services this property and the 630 sq. ft., 2 car attached garage + 24x32 new detached garage. This property will sell live and online on our app. Property sells with 10% down day of auction and a 7% buyer premium, if purchased live. If purchased online there will be a 9% buyer premium.

Personal property will sell at 10am to include most of the home furnishings and shop and garage items. Home sells at 12 noon.

Buyer will need to be registered with driver's license to bid and urge everyone to do their own inspections and due diligence. You can make an appointment for viewing @ 515-231-5176. Property sells as is where is, no warranties expressed or implied. Closing within 30 days of auction.

Buyers: All Auctions inc. urges buyers to do their own inspections and due diligence of property prior to auction day bidding. All property is sold "as is where is" with no warranties expressed or implied, made by auctioneer or All Auctions Inc. and the seller. All Auctions Inc. and its representatives or agents of the seller are not responsible for errors in advertising, and all announcements made day of auction take precedents over all previous statements and advertising. Contract immediately upon conclusion of auction, transfer of earnest money, signatures of purchase contract.



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Terms: Cash, check or credit cards. No items will be removed until settled for. Sellers or auction company are not responsible for accidents, errors in listings or lost items. Announcements made day of sale take precedence over any printed matter. When registering for a buyer number proper I.D. will be required. **Food & Restroom onsite**