

Public Auction

Saturday, June 28, 2014 - 10:30 a.m.

24869 245th Street, Onawa, Iowa

Location: From Onawa, Iowa – from stop lights drive 2 miles east. Turn right onto Larch Ave. and drive 1.8 miles south. Turn right onto 245th St. and drive to first place on the left.

If you have been looking for that summer home, that place to retire, or that place to get the family out of the city, then this is THAT PLACE! Hidden Treasure!!

Come see this beautiful home on 2.8 acres. It is located less than 4 miles from Onawa that gives you country living close to town. It's only minutes from schools, hospitals and groceries. This 2-3 bedroom, 2 1/2 bath home doesn't lack in anything. Features an attached 2-car garage, Morton building, hardwood floors, a gourmet kitchen, open concept living, an all season room and top of the line finishes. You will have to see it to take it all in, the beautifully landscaped back yard, above ground swimming pool, and gazebo (perfect for summer entertaining). You will love the \$100 heating/cooling cost per month. A full basement is waiting to be finished, which makes this home perfect for families of any size.



For more information or for an appointment to view this property call our office at 712-423-1901.

Check out the property and pictures on our website www.McCallAuctions.com

HOUSE FEATURES: 2-Car attached garage. Super insulated passive solar home (extremely efficient). 2-3 Bedrooms (potential to finish). 2 1/2 Baths. Gourmet kitchen. Hardwood floors. Cedar siding and shake shingles. Spacious sunroom/all seasons room. Gas fireplace. Large master bedroom. Full basement. Open concept living. Top line finishes. Many amenities that need to be seen.

PROPERTY FEATURES: 30x72 Morton building with 30x30 workshop with floor heat and gas furnace w/AC and 9x12 overhead doors. Above ground pool with surrounding deck and attached gazebo. Pond stocked with goldfish and rock fountain. 1/4 mile timbered walking path (available). Lawn sprinkler system. Wild flowers and grasses. Landscaped property. Wooded acreage (approx. 2.8). New 80-gallon water heater.

THE BUYERS WILL GET A WARRANTY DEED.

TERMS:

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash or certified funds at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash or certified funds at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the Seller's approval. Such approval shall occur at the auction on auction day.

CLOSING: Closing shall occur on or before August 14, 2014, and in accord with the specific terms of the Agreement to Purchase. Possession shall be given at Closing and Real Estate Taxes will be prorated. The closing will be handled by Michael Jensen Attorney - 710 Iowa Avenue, Onawa, Iowa 51040 Ph: 712-423-1652 or email: mpjensen@longlines.com

TITLE: Seller owns fee simple title to the Real Estate.

AGENCY: McCall Auctions & Real Estate and its representatives are exclusive agents of the Sellers.



Sellers: Byron & Sharon Thelander

Michael Jensen, Attorney

CONTACT RUSS MCCALL FOR FURTHER INFORMATION PH: 712-423-1901

FOR COMPLETE DETAILS & PHOTOS LOG ONTO: WWW.MCCALLAUCTIONS.COM

**RUSS AND BRENT MCCALL, AUCTIONEERS
LORETTA MCCALL AND ANDREA MEYER, CLERKS**



Auction Conducted By:

McCall

**A U C T I O N S &
R E A L E S T A T E**

**706 Iowa Avenue, PO Box 205 Onawa, Iowa 51040
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