

LAND AUCTION

HARRY SHADY ESTATE

PROPERTY LOCATION:

13610 226TH ZWINGLE, IA 52079

WEDNESDAY, OCT. 5 • 7pm

SALE LOCATION:

BERNARD FIRE STATION

547 ROLUS ST., BERNARD, IA 52032

For pictures visit auctionzip.com #28495

A great opportunity to purchase two small parcels of land to build your dream home or for recreational use. Much wildlife for hunting. Plan on attending the open house viewing.

49.52 ACRES M/L: PARCEL #1 and #2 WILL BE SOLD TOGETHER AS ONE UNIT. PARCEL #3 SOLD AS A SEPARATE PARCEL. We are selling this property in AS-IS condition, without any contingencies. Ten (10) percent down payment, with balance due in approximately 45 days upon presentation of the appropriate deed. Possession of crop ground will be March 1, 2023.

PARCEL #1: 29.32 Acres w/28.27 acres tillable w/CSR2 rating of 41.31 #290529200011000

PARCEL #2: .7 Acres w/access to Otter Creek #29052900004000

PARCEL #3: 19.5 Acres w/8.11 acres tillable w/CSR2 rating of 40.13, balance is pasture, woods and buildings. #290528100003000. This parcel has an older 2-story home, plus a 2-car garage, and two older outbuildings, also there is electricity and a well on this parcel

OPEN HOUSE/LAND VIEWING: Wed., Sept. 28 from 4-6pm
Call Ken Kress at 563-543-6620 or KenKress@yousq.net
Remax Advantage Realty

CLEMENS AUCTION COMPANY

Doug or Molly: 563-879-3640 • 563-590-2441