



# ESTATE AUCTION OF NICE BUNGALOW HOME

**THURSDAY, OCTOBER 28TH, 10:30 A.M.**

**ON SITE LOCATION:** 506 Main Street, Shambaugh, Iowa.

This 2 bedroom, 956 square foot home has a modern kitchen, large bath with walk in shower and laundry. The home is built on a crawl space with forced air heat and central air conditioning. The lot is .45 of an acre. This is just a nice smaller home. Nice features include gas stove, refrigerator, washer, dryer, open front porch, a 1995 built 20'x24' detached garage, city water and sewer.

Taxes are \$512 per year prorated to closing date.

**Terms of sale:** 15% down sale day by bankable check with balance due by cashiers check by November 19th, 2021 when buyers will receive good title, appropriate deed and possession.

Home is sold with buyers to have done all inspections prior to bidding.

Crawford & Co and Auctioneers represent the sellers in this transaction.

George at Crawford & Co. would be happy to show you the home prior to sale day by appointment. Call 712-542-3335 or 712-303-0704.

*All announcements made sale day take precedence over printed material.*

*GlobalAuctionGuide.com or AuctionBill.com for Pictures & More Information*

## JANESS K. WARREN ESTATE

Brad Hoy, Executor, Ron Bitting of Tuner Jones Bitting, Attorney

### AUCTIONEERS:

**GEORGE CRAWFORD** 712-303-0704, 712-542-3335

**JOE NEBEL** 712-246-9467

**JOHN WILLIAMS AUCTIONS** 712-542-0710



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