



RANCH HOME ONLINE ONLY



REAL ESTATE AUCTION

LOCATION: 302 Railroad St. Hull, IA 51239. *Signs Posted!*

Open House Dates:

Friday, November 5, 2021, from 4-6PM | Saturday, November 6, 2021, from 3-5PM

If one of these times is not convenient to view the property, contact Del Beyer at 712-348-2738

Go to www.iowauctiongroup.com for Terms, Photos, & Register to Bid

Auctioneer's Note: Due to Jim having been moved to a long term care facility, the family has asked us to sell this nicely located ranch style home in Hull, IA on an "online only" auction closing at 6:00PM, Thursday, November 18, 2021. Go to www.iowauctiongroup.com for more information or photos.

General Information: This nicely located, well maintained ranch style Hull, IA home offers approx. 1405 main floor sq. ft. with a large attached 24' x 32' garage which includes a partial shop area. This home does not have a basement, however, has a large crawl space. This dwelling was built new in 1994 and consists of a large kitchen, dining room area, living room, 2 bedrooms, 1 1/2 bath, and main floor laundry. There is a small addition that could be utilized as a family room/office area. The exterior of the home is vinyl siding and asphalt shingles. Utilities include a Forced Air Electric heat pump furnace and A/C and has an average 24 month utility cost of \$167/month. Lot size is 111.89'x 112' and Jim always kept his property groomed and nicely landscaped. Additional information regarding room measurements will be posted on website under "auction details" or available at the time of viewing property.

Items to remain with property: Stove, Refrigerator, washer, and electric dryer

Legal Description: Lot 6, Bonestroo Subdivision in the Incorporated City of Hull, IA

Method of Sale: This home will be sold by an "online only auction" closing at 6:00PM on Thursday, November 18, 2021. Any questions regarding the bidding process, please contact Del at 712-348-2738.

Real Estate Taxes: Taxes will be prorated to the date of closing. Current Net real estate taxes are \$2,532.00 per year

Closing and Possession: On or before December 17, 2021

Terms: Cash or letter of financial pre-qualification required. \$10,000.00 non-refundable down payment, day of auction. Balance will be due on or before December 17, 2021, at which time possession will be granted. **No Buyer Premium Charge on Real Estate.** Abstract will be continued to date, with clear and marketable title furnished to Buyer(s). Buyer(s) will be asked to enter into a written agreement specifying these terms day of auction. The property is to be sold "As Is". This property is being offered "As Is" condition and as a cash transaction, and NOT subject to any financing contingencies. Sale subject to Owner's confirmation, and Buyer(s) will be notified at the conclusion of the auction. Seller reserves the right to reject, accept, or negotiate the final bid. This transaction will become binding only upon written execution of the contract between Buyer and Seller. Del Beyer of Beyer Auction & Realty of Sioux Center will be the closing broker representing the Seller in this transaction.

JIM BOOGERD, OWNER

DE KOSTER LAW, ATTORNEY | WARREN BOOGERD, POA

Auction Coordinators:

Del Beyer 712-348-2738
Office 712-722-4315



Auctioneers:

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