

THURSDAY, NOVEMBER 20, 2025 at 6:00 PM

**IOWA AUCTION GROUP will be conducting an
ONLINE ONLY RESIDENTIAL HOME &
PROPERTY AUCTION**

LOCATED AT 410 W. JENSEN ST., NEWELL, IOWA



**DUE TO TECHNICAL INTERNET DIFFICULTIES WE ARE RERUNNING
THIS ONLINE AUCTION**

HOME & PROPERTY GENERAL INFORMATION: Will start closing at 6:00 PM. This is a 1 Story Frame Manufactured Home built in 2011. There is 1386 sq. ft. of living area, A 11'2" x 14' Master Bedroom with walk-in closet and full bath and 2 additional bedrooms with closets, 14' x 18' Living room, 10'2" x 12' 10" Dining area, Full Kitchen with oak cupboards and gas stove, 5' x 9' 2" Laundry area, Oak Hallway cabinet, another Full bath and Hardwood floors throughout. There is a full well insulated crawl space area under the main full with a Thrasher Basement Sani Dry System. On West side of house there is an attached 10'8" x 14' covered open porch with Trek flooring. Home has Central Air, Gas heat and Vinyl siding. 2 Car Garage is 20' x 24' and is fully cemented and has Elec. garage door opener. Front outside entry has Trek type floor and vinyl fencing. This property has a very nice white Vinyl fenced in Backyard and Patio, Landscaped front yard with beautiful Weeping Willow tree and a large concrete driveway! The lot on which the Home sits is 100' x 144.38' and included in the sale will be the adjoining 66' x 136' lot to west. What a Great starter or upgraded Home and Property!!

OPEN HOUSE/INSPECTION WILL BE: SATURDAY, NOVEMBER 1, 2025 FROM 9-11 AM

TAXES & TERMS: Taxes are Approx. \$2717.30 exclusive of Homestead Credit. 10% Non-Refundable down payment on due on Friday, November 7 at office of Gailey and Walsh Law Office at 205 S. Fulton St., Newell, Iowa. Closing and Possession on or before December 15, 2025. Marketable title will be conveyed by Trustee Warranty Deed. No warranties written, expressed or implied on Property.

SELLER: CYNTHIA K. JEFFERY ESTATE

**JOSH WALSH OF NEWELL, IA – ATTORNEY – WILL HANDLE CLOSING
FOR SELLER**

AUCTION COORDINATOR: Kevin Cone – Iowa Auction Group 712-299-4258

**GO TO OUR WEBSITE FOR FULL DETAILS, PICTURES,
DESCRIPTIONS & TERMS www.iowauctiongroup.com or Proxibid.com**



Iowa Auction Group

SEE OUR WEBSITE FOR PICTURES

www.iowauctiongroup.com

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