

BRIGHTON, IOWA

REAL ESTATE AUCTION

Saturday, January 4 at 10:00 am

Auction Location: 202 W Main St, Brighton, Iowa 52540

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Don't miss this Brighton, Iowa home sitting on a corner lot. This 4 bedroom, 1 3/4 bath home is spacious throughout. The main floor has a large eat-in kitchen, separate dining room, nice sized living room, bedroom, laundry, full bath, and back porch. The upstairs of the home has 3 bedrooms and a 3/4 bath.

View additional pictures and more information online at www.greinerrealestate.com.

OPEN HOUSE: Sunday, December 8 from 1:00 pm to 2:30 pm



-TERMS & CONDITIONS-

-METHOD OF SALE:

-DEPOSIT: 20% of the final bid price will be paid on the day of the sale. Balance due at closing upon delivery of deed and abstract showing merchantable title.

-PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any alterations to the agreement. Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.

-TAXES: Prorated to date of possession based on the last available tax statement.

-CLOSING: On or before February 10, 2020

-POSSESSION: At closing.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is selling subject to any and all covenants, restrictions, encroachments, and easements, as well as all zoning laws. Greiner Real Estate & Auction is an agent for the seller.

Additional Provisions:

-Seller shall not be obligated to furnish a survey.

-The real estate is selling subject to any and all covenants, restrictions, encroachments, easements, as well as all applicable zoning laws.

-If future site clean-up is required it shall be at the expense of the buyer.

Andrew X and Amy L Schneider, Owner
Robert Schlegel, Attorney - Myron Greiner, Broker

Additional Information and pictures found at
www.greinerrealestate.com



Auctioneers: Myron Greiner, Broker, 641-919-4522
Mike Goehring