

AGENCY, IOWA

# REAL ESTATE AUCTION

**Saturday, December 28 2019 at 11:00 am**

**Auction Location: 8398 Fox Hills Rd, Agency, Iowa 52530**

Directions to farm: From Main Street in Agency, turn south on Hazel Rd. Continue 1.2 miles, Hazel Rd will turn into Cemetery Rd. Turn west onto Fox Hills Rd and continue 0.1 miles. The property will be on the south side of the road. Watch for auction signs.

## 8398 Fox Hills Rd, Agency, Iowa

Three bedroom, 1 bath home sitting on almost an acre near Agency. Less than 5 miles from the edge of Ottumwa. The living room has a wood burning fire place. Nice sized eat-in kitchen with eat-at bar. Attached over-sized one car garage. Full unfinished basement provides additional space which can be remodeled to fit your needs!

View additional pictures and information online at [www.greinerrealestate.com](http://www.greinerrealestate.com).

**Call 319-694-4522 to schedule a showing prior to auction date.**



### -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 January 28, 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.

**Libertyville Savings Bank, Owner**  
**Paul Zingg, Attorney - Myron Greiner, Broker**

Additional Information and pictures found at  
**[www.greinerrealestate.com](http://www.greinerrealestate.com)**



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