

4-BEDROOM HOME AND BUILDING LOT LIVE AUCTION

Preview: January 27th & February 3rd from 2:30 PM - 4:00 PM

Live Auction: Tuesday, February 6th @ 6:00 PM

Elma Memorial Hall | 702 Busti Ave, Elma, IA 50628

709 OAK ST, ELMA, IA 50628



4-Bedroom home w/ attached garage and storage sheds situated on three 50x150 ft lots. Home has oak woodwork, hardwood floors, newer windows, & mature shade trees. This large home is in original condition & ready for you to transform into your dream home!

Two 50x150 ft adjacent lots will also be sold immediately after the home.



For more information, go to
FoxAuctionCompany.com

Frank Fox | 641-420-3243
EXIT Realty Mason City, Licensed Realtor in IA

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Room Sizes:

Main:

- Dining Room: 13' x 14'
- Kitchen: 10' x 14'
- Living room: 15' x 16'
- Porch: 24' x 8'
- Pantry: 9' x 6'
- Mudroom: 9' x 7'

Basement:

- Front room: 20' x 15'
- Back room: 18' x 14'

Upstairs:

- Room #1: 8' x 14'
- Room #2: 8' x 10'
- Room #3: 14' x 13'
- Room #4: 13' x 10'
- Bathroom: 5' x 10'

Garage:

- 13' x 20'
- Door: 9' x 7'
- Concrete
- One stall
- Attached
- Garage door opener - works

Lot Sizes:

Parcel #1 - (3) Lots - 22,425 SqFt - 0.51 Acres - Lots are approximately 50' x 150' each

Parcel #2 - (2) Lots - 15,100 SqFt - 0.34 Acres - Lots are approximately 50' x 150' each

Real Estate Taxes

Parcel #1: \$1020.00 Annual

Tract 2: \$105.00 Annual

Real Estate Terms & Conditions

A deposit of 10% (non-refundable) is due on the day of the auction when the successful bidder will execute a standard real estate contract. Buyers should provide a bank letter of credit in the amount of the deposit or through prior arrangements suitable to sellers and auctioneers. The remainder of the purchase price is due at closing. Sellers will pay transfer tax and provide a clear, marketable title at closing. Real estate taxes will be prorated to the date of closing. The property is being sold “as is where is”. Statements on the day of the auction will take precedence over all prior communication, written or oral. The information gathered for this brochure is from sources deemed reliable, but Fox Auction Company, EXIT Realty Mason City, and the Sellers do not guarantee accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy. The property is being sold subject to any easements of record or pending. The sellers do not warrant or guarantee that existing fences, driveways, or buildings coincide exactly with the rectangular survey line. Fox Auction Company and EXIT Realty Mason City are agents for the seller.