

# Paullina Residential Real Estate at *Auction*



**Location: 315 South Clark Street  
Paullina, IA 51046**

**Tuesday, January 17, 2012 @ 6:00 PM**

**General Description:** Selling will be a one story home with a detached garage. The home was built in 1950 and has 1,008 sq. ft. There are 3 bedrooms with closets, a kitchen with wooden cabinets, a full bath, a living room with front entry to the home, a full basement with a natural gas forced air furnace, central air, and a water heater. The exterior of the home has wood siding and new asphalt shingles put on in 2008.

**Legal Description:** Lot 5 in Block 26 of the original town of Paullina, O'Brien Co, IA. The lot size is 53' x 140'.

**Real Estate Taxes:** The net real estate taxes on the property are \$430 per year. The taxes will be prorated to the buyer to the date of possession based on the current taxes. Abstract will be continued to date. The seller guarantees a clear and marketable title on the property.

**Terms:** 20 percent down is due the day of the auction. The balance will be due on or before February 15th, 2012.

**Possession:** February 15, 2012

**Open House:** An open house will be held on this property on Monday, January 9th from 5:30 pm to 6:30 pm. If this is not convenient please contact the auction company at the phone numbers listed below or Todd Hattermann (712) 348-0111 for an appointment to inspect the property.

**Auctioneer's Note:** This 3 bedroom home would make an excellent starter home or rental investment property. Please note the home will be sold at 6:00 PM on Tuesday, January 17th, 2012. Make plans today to attend. Please check out our website at [www.vw72.com](http://www.vw72.com) for additional info.

**Note:** This property is being sold "as is." All announcements made the day of the auction will supersede all previous advertised information. All information was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Auction company acts as agent for the seller.

View our web site for this auction and future auctions at [www.vw72.com](http://www.vw72.com)

## Cinnie Ohme Estate-Owner

**Vander Werff  
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Professional Service Since 1972

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