



Public Auction



3 Bare Lots Along "The Meadows" Golf Course

Saturday, July 11, 2009 • 10:05 a.m.

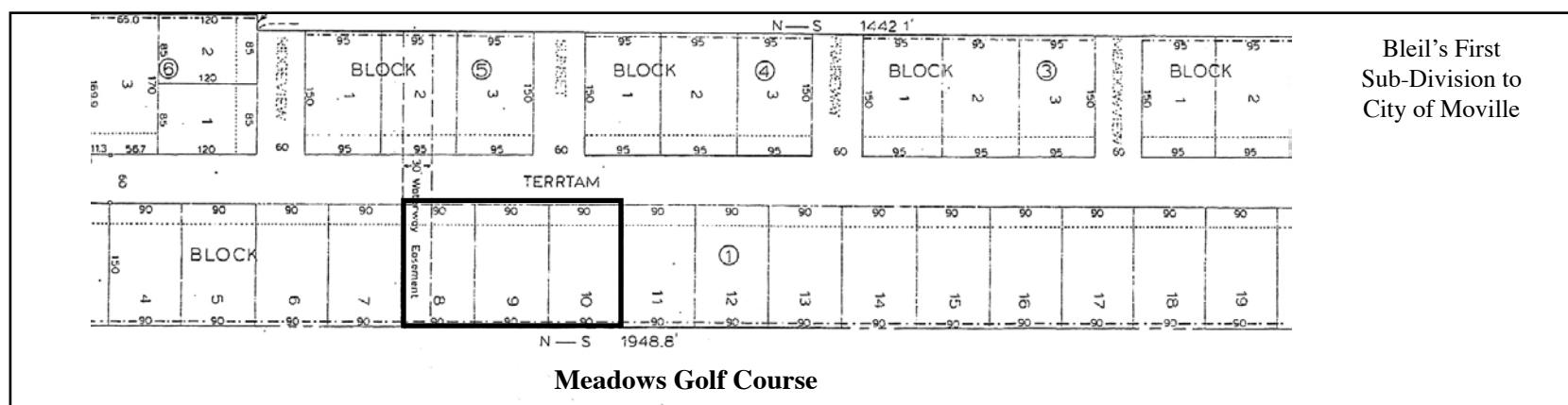
Terrtam St., Merville, IA (Along West Side of Meadows Golf Course)

Legal Description: Lots Eight (8), Nine (9), and Ten (10) in Block One (1), Bleil's First Sub-Division to the city of Merville, Woodbury County, State of Iowa.

General Description: Here is one of your last opportunities to purchase 3 lots in a great location and possibly the last chance to have your home along the golf course. On this location there is 270' of frontage property of which 30' is waterway easement. This could leave you 3 lots of 80' or 2 lots of 120'. This would make an excellent location for 2 or 3 single family dwellings, a duplex or possibly more. This could be a good investment to build or even develop. The opportunities are here for you today.

This will be sold as 1 unit, so get your parties together to coordinate the purchase of this property as one unit. The time is now and these ventures don't come very often.
Once again this property will be sold as "1" unit.

Terms: The purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. This property is sold without any buyer contingency or any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The current annual taxes are approximately \$1,288.00. Sellers agree to pay those taxes to date of possession. Property is sold "as is" so inspect to the extent deemed necessary and rely upon your own judgment when bidding. Auctioneer/Broker/Lawyer is representing the seller's interest in this transaction. This sale is subject to the owner's approval. All announcements made the day of the sale shall supersede any previous written terms.



Bleil's First Sub-Division to City of Merville

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Metcalf, Thompson & Phipps, ATTORNEY FOR SELLER



Chuck Hardie Auction Services

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Not Responsible for Accidents • Clerk: CHAS • Lunch Wagon on Site

23 W. 2nd St. • KINGSLEY, IOWA • Darrell Scott-712-208-0003 & R.K. Welander-515-230-3000