

# REAL ESTATE AUCTION

Saturday, November 14 at 10:00 am



**325 N A, Packwood, IA 52580**

Well kept split level home on the edge of Packwood. This home sits on a double lot providing a spacious yard. The home has 5 bedrooms, 1 bath. On the main level of the home is the living room, and the kitchen and dining rooms which have an open floor plan. The upper level has 3 bedrooms and a bathroom. The lower level has 2 bedrooms, a laundry room, and a utility room. The laundry room has potential to be converted into a second bath. There is also a nice sized basement. View additional pictures at <http://www.greinerrealestate.com/upcoming-auctions.html>



<b>Year Built</b>	1981	<b>Washer/Dryer Hookup</b>	Laundry Room	<b>ROOM SIZES</b>	<b>*approximate</b>
<b>Approx Sq Feet</b>	1128	<b>Garage Type</b>	Attached (1)	<b>MAIN LEVEL-</b>	
<b>Lot Sq Ft (apprx)</b>	27,948	<b>Basement</b>	Partial	<b>Kitchen/Dining*</b>	11.5 x 19.6
<b>Lot Acres (apprx)</b>	0.64	<b>Roof</b>	Asphalt	<b>Living Room*</b>	11.5 x 19.6
<b>Beds</b>	5	<b>Water</b>	City/	<b>UPPER LEVEL-</b>	
<b>Baths</b>	1	<b>Sewer</b>	Hydrant on Well	<b>Bedroom #1*</b>	11.5 x 14.7
<b>Style</b>	Split-Level	<b>Electric</b>	City	<b>Bedroom #2*</b>	13.3 x 10
<b>Exterior</b>	Composite	<b>Heating System</b>	Circuit Breaker	<b>Bedroom #3*</b>	10 x 10.5
<b>Interior</b>	Drywall	<b>Air Conditioning</b>	GFA LP Gas	<b>Bathroom</b>	11.5 x 7.8
<b>Kitchen Cabinets</b>	Wood		Central	<b>LOWER LEVEL</b>	
<b>Kitchen Details</b>	Stove, Dishwasher, Refrigerator			<b>Bedroom #4*</b>	14.8 X 11
<b>Wood Work</b>	Natural Wood			<b>Bedroom #5*</b>	11 X 9.5
				<b>Utility Room*</b>	10.4 x 7.4
				<b>Basement*</b>	19 x 23

## TERMS

**LEGAL DESCRIPTION:** WESTSIDE SUB LOT 1 14 73 11 together with the WESTSIDE SUB LOT 2 (brief)  
**REAL ESTATE TERMS:** 15% down day of sale. Balance due at closing with a projected closing date of December 20, 2015, upon delivery of merchantable abstract and deed and all objections have been met.  
**REAL ESTATE TAXES:** Prorated to date of possession based on last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.  
**POSSESSION:** At closing. CLOSING ON OR BEFORE December 20, 2015.  
**Additional Provisions:**  
 -Seller shall not be obligated to furnish a survey.  
 -The buyer of the real estate shall reimburse seller for the remaining gas in the LP tank at the current rate on the day of closing.  
 -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.  
 -The property is being sold "as is, where is". 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.  
 -All announcements made day of auction shall take precedence over any prior advertising either written or oral.  
 -Greiner Real Estate & Auction is an agent for the seller.

**Tommy and Janean Lankford, Owner**

Myron Greiner, Broker

Licensed in IA



[www.greinerrealestate.com](http://www.greinerrealestate.com)

Auctioneers: Myron Greiner  
Mike Goehring



Greiner Real Estate & Auction LLC, Richland, Iowa

319-694-4522