

OLLIE, IOWA

REAL ESTATE AUCTION

Saturday, December 12, 2020 at 10:00 am

Auction Location: 310 S First St, Ollie, Iowa

Directions: From Highway 1 & 78 turn north towards the town of Ollie. Continue on V5G for 1.4 miles. V5G turns into First St in town. The home sits on the northeast corner of First St and Alcorn.

310 S First St, Ollie, Iowa

Home in Pekin School District with open floor plan! One level living! Three bedroom, 2 bath home sitting on corner lot in Ollie. Large kitchen with abundant cabinetry open to the dining area and living room. Master bedroom and bathroom with large walk-in closet. The additional bedrooms are nice sized with walk-in closets. 34x30 garage with attached 13x24 lean-to. View additional pictures and information online at www.greinerrealestate.com.

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



-TERMS & CONDITIONS-

- 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 13, 2021.
- 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.

Keith Nelson, Owner
Scott Flynn, Attorney - Myron Greiner, Broker

Additional Information and pictures found at
www.greinerrealestate.com



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