



## Ranch-Style Home For Sale

# AUCTION

In-Person  
**Wednesday**  
**December 18, 2024**  
**10:00 a.m. CST**  
**Oskaloosa, IA**

**0.20 Acres, m/l**  
Single Parcel  
**Wapello County, IA**



**ELLIOTT SIEFERT**  
*Licensed Salesperson in IA*  
**319.540.2957**  
ElliottS@Hertz.ag



**CAL WILSON**  
*Licensed Salesperson in IA*  
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208 N THIRD ST., EDDYVILLE, IA 52553



319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613 | [www.Hertz.ag](http://www.Hertz.ag)

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### Location

Within the city limits of Eddyville, Iowa at the intersection of 3rd St. and Elm St.

### Address

208 N Third St.  
Eddyville, IA 52553

### Real Estate Tax

Taxes Payable 2024 - 2025: \$4,036  
Net Taxable Acres: 0.20

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Dwelling

1-story, ranch-style home built in 1972 with 2 bedrooms, 2 bathrooms and 1,032 sq. ft. of living space. House includes a gas fireplace. There is a 3-stall, detached garage.

### Water & Well Information

City of Eddyville water

### Comments

This is an attractive home with a large garage within the town of Eddyville.



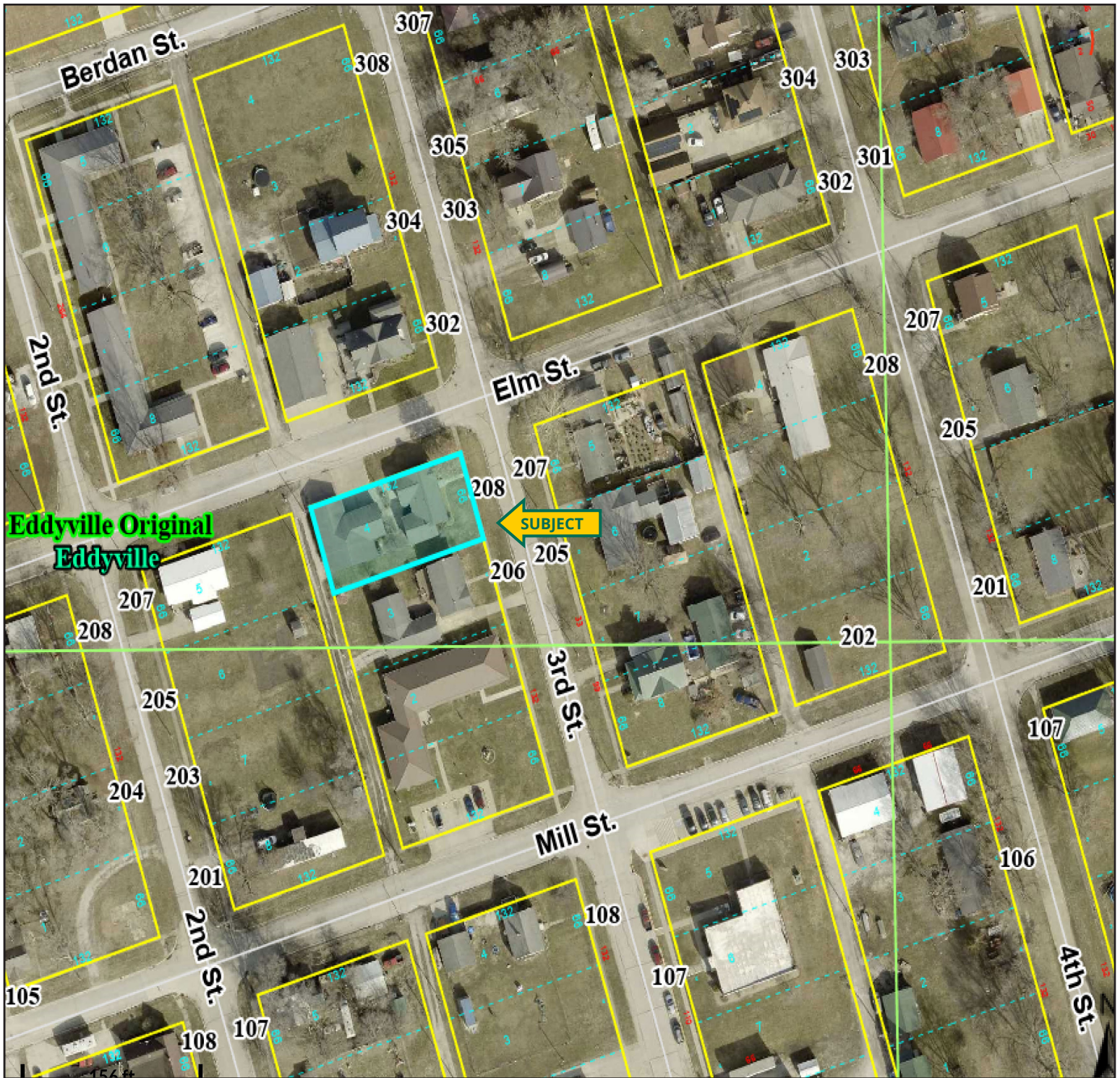
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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**Date:** Wed., December 18, 2024

**Time:** 10:00 a.m.

**Site:** American Legion Post 34  
302 High Ave. E.  
Oskaloosa, IA 52577

**Seller**

ACC 643, LLC

**Agency**

Hertz Real Estate Services and their representatives are Agents of the Seller.

**Auctioneer**

Elliott Siefert

**Attorney**

Beau Buchholz  
Engelbrecht and Buchholz, PLLC

**Method of Sale**

- Residential home being offered through a referee sale.
- Sale is subject to court approval.

**Announcements**

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

**Terms of Possession**

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase within 10 days of court approval of sale or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing date.

**Contract & Title**

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.



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