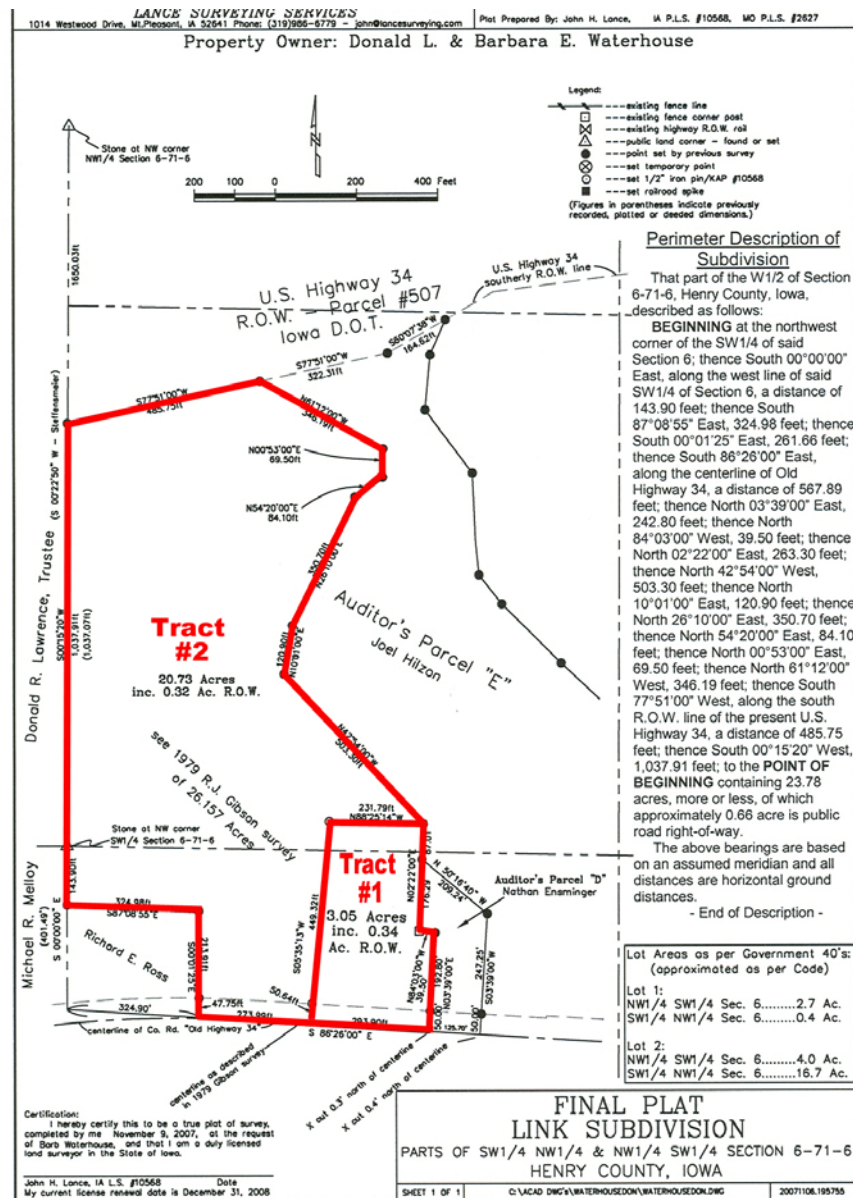


**SURVEY**



**RICHARD**  
Realty & Auction, Inc.  
605 East Winfield Ave.  
Mt. Pleasant, IA 52641-2951

**REAL ESTATE AUCTION**

*Positively Selling To The Highest Bidder!!*

**TWO TRACTS**

*Listen Live! 91.1 FM On Site Only*

**MT. PLEASANT, IOWA**

Located 1 mile west of Mt. Pleasant on Highway 34 then northwest 1 1/2 miles on North Goodyear Road (west of Mt. Pleasant Country Club to 1611 Old Highway 34)

**TUESDAY, DECEMBER 18, 2007 AT 3:02 P.M.**



**Owners: DONALD L. & BARBARA E. WATERHOUSE**

James M. Becker of Becker Law Office - Attorney for Sellers

**RICHARD**  
Realty & Auction, Inc.  
[www.richardrealtyauction.com](http://www.richardrealtyauction.com)

**319-385-2000**

605 East Winfield Ave., Mt. Pleasant, IA 52641



### TRACT #1: HOME AND 3.05 ACRES, M/L

- Galley kitchen w/eating area, living room, three bedrooms, main level laundry and full bathroom.
- Full walkout basement.
- Maintenance free siding.
- Two patios.
- Electric baseboard heat.
- One story frame home built in 1974.
- 1056 sq. ft. on main floor.
- Drilled well (Rathbun Water available).
- Four car partial open front metal building.
- Located on hard surface road.

### TRACT #2: 20.73 ACRES, M/L BUILDING SITE

- This tract is presently in pasture land with trees.
- Adjoins Tract #1 and is located on hard surface road.

### TERMS & SPECIAL PROVISIONS

**TERMS:** 20% down payment on December 18, 2007. Balance paid on or before January 18, 2008 upon delivery of merchantable abstract & deed.

**POSSESSION:** January 18, 2008.

**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

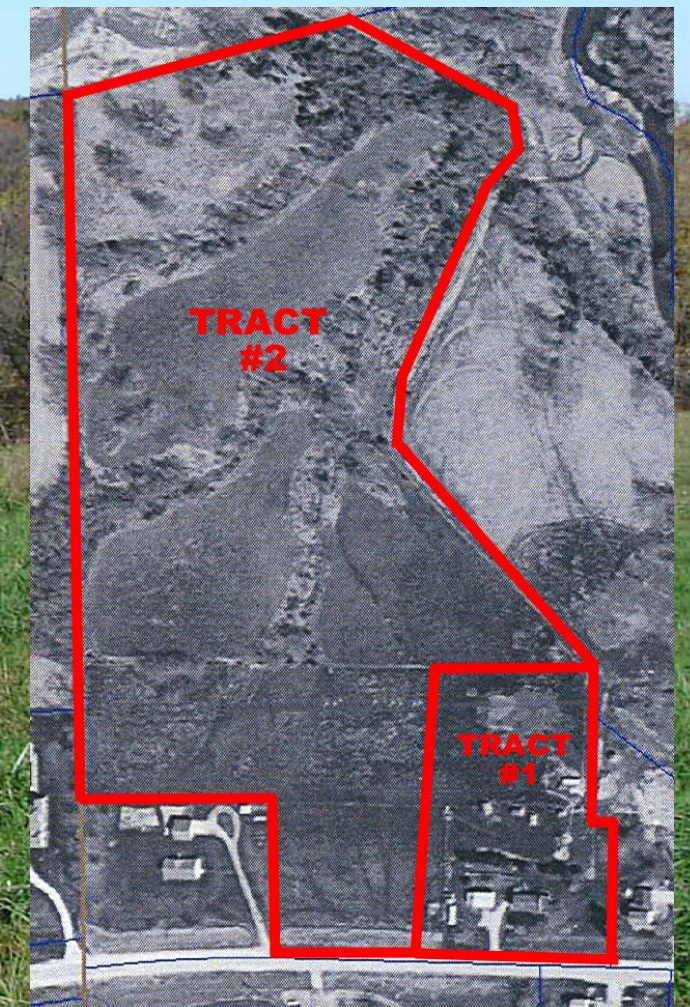
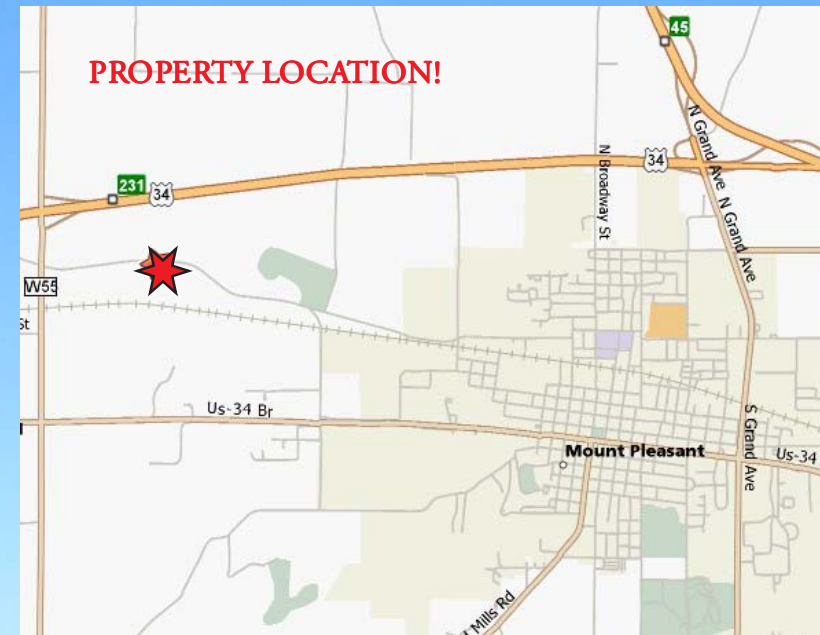
*The following taxes are approximate and will be used to prorate at closing.*

<b>Tract #1:</b> Gross Taxes: \$1020.46	<b>Tract #2:</b> Gross Taxes: \$62.21
Ag Land Cr: <u>\$6.18</u>	Ag Land Cr: <u>\$2.55</u>
Net Taxes: \$1014.00 (rounded)	Net Taxes: \$60.00(rounded)
Assessed Value: \$71,085.00	

**INCLUSIONS ON TRACT #1:** Refrigerator, range, portable dishwasher, window air unit, freezer.

#### SPECIAL PROVISIONS

- ◆ This real estate is selling subject to public road easements and all other easements of record.
- ◆ If one buyer purchases both tracts the sellers shall only be obligated to furnish one abstract and deed. Husband and wife constitute one buyer.
- ◆ It shall be the obligation of the buyer of Tract #2 to install his/her own culvert for the purpose of ingress and egress.
- ◆ The buyer of Tract #2 shall be responsible for any desired fencing in accordance with Iowa State law.
- ◆ The buyer of Tract #1 shall be responsible for all perimeter fencing.
- ◆ If in the future a site clean up is required it shall be at the expense of the buyers.
- ◆ The buyers acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyers are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.



#### AUCTION PROCEDURE

The real estate is being sold positively to the highest bidder. Listen to the auctioneer live on 91.1 FM and stay in the comfort of your vehicle. Richard Realty & Auction staff will come to you to see if you are interested in bidding on the real estate. Turn your bids into the staff or the auctioneer. Upon completion of the auction the new owner(s) will be declared.

Information contained herein is believed to be correct. Richard Realty & Auction, Inc. assumes no liability for errors or omission and reserves the right to correct any errors contained herein. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property.