

**REAL  
ESTATE**

**Auction**

**NEW LONDON, IOWA**

**212 SOUTH PINE STREET**

**MONDAY, JUNE 16**

(Immediately following auction at 104 South Street.)

**THIS REAL ESTATE POSITIVELY SELLS TO THE HIGHEST BIDDER!**

Showing  
Mon., June 2nd  
from 5:00-6:00 p.m.



**DESCRIPTION OF RANCH STYLE HOME**

- ▶ Home built in 1977 has 1112 sq. ft. on main floor.
- ▶ Kitchen/dining area with oak cupboards, range and microwave.
- ▶ Living room with bay window. ▶ Three bedrooms with closets. ▶ Main floor laundry room with half bath.
- ▶ Full bathroom. ▶ Full basement with bathroom. ▶ Electric heat. ▶ Central air conditioning.
- ▶ Brick and maintenance free siding. ▶ Attached two car garage and carport. ▶ Situated on 70'x139' lot.

TERMS: 10% down payment on June 16, 2008. Balance to be paid on or before July 16, 2008 upon delivery of merchantable abstract and deed.

POSSESSION: July 16, 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.

**Inclusions:** Range, microwave, washer, dryer, freezer and sump pump.

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

Gross Taxes: \$1617.93

Homestead Credit: \$136.39

Net Taxes: \$1482.00 (rounded)

Assessed value: \$101,060.00

**SPECIAL PROVISIONS:**

\* This real estate is selling subject to public road easements and all other easements of record.

\* 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.



**Owners: RICHARD C. & CAROLYN M. REID**

W. Kent Thomson of Thomson Law Office - Attorney for Sellers

**RICHARD**  
Realty & Auction, Inc.  
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Mt. Pleasant, IA 52641

319-385-2000

Day of sale cell phone~ 319-850-2000

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER ADVERTISING