

3.76 Acre Acreage & Personal Property Auction

Saturday October 8th, 2016 Starting at: 10:30 am

Located: 5763 170th Street - Armstrong IA

1 mile East of Armstrong IA on Hwy 15. Just off the curve on 170th Street. Armstrong Ia. (follow auction signs)



3.76 Acre Acreage w/ a very nice 3 bedroom house, 1 large master bedroom on main level w/large master bath and 2 bedrooms upstairs. The Home has a large kitchen w/laundry and full bath off kitchen, large living room and full unfinished basement. The Acreage has an unattached double garage and other out buildings for storage. This Acreage is located 1 mile East of Armstrong, Ia just off the curve Ease on Hwy 15. The Acreage has a new well in 2016 and update Septic System in 2015, very nice acreage close to town.

Acreage to Sell around 12:00pm - 12:30pm

Personal Property:

2011 Chevy Lumina LT-Red, 4-Door-77,000.00 miles

1987 Dodge ½ ton Pick-up, 36,000.00 miles

2- Utility Trailers

2 Snapper Lawn Mowers; Push Mower
Many tools of all kinds (a few snap-on);
like new engine stand; large iron pile;
Antique glassware (yet to be unboxed);
Old & Modern furniture;
Primitive antiques in sheds
(yet to be cleaned out).

Very interesting Auction - don't miss this one.

Allan Lloyd Estate - Owner

www.howellrealestateandauction.com

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220 Central Ave. • Estherville, Ia.

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Allan Lloyd Estate

5763 170th Street – Armstrong IA

Property to be auctioned

OCTOBER 8th 2016 - 10:30am

Real Estate to be sold between 12:00 and 12:30pm

20% Down payment day of sale with balance due between on or before November 17th 2016. Buyer will sign a Real Estate Contract at conclusion of Auction that will contain the full purchase terms. Property being sold in “AS IS” condition only. Final Sale subject to court approval, all prospective buyers are encouraged to inspect and verify all information provided herein. Auction staff and attorneys represent the sellers for the transaction. Any statements made sale day take precedence over written material.

Taxes: \$976.00 per year

Sellers will pay September 2016, March 2017 and prorated to date of closing. All further taxes will be assumed by the new buyer.

New Well	2015
New Septic	2015
Forced Air Furnace – Natural Gas	Approx. 10 yrs. old
Unattached Double Garage	24' x 20x
Machine Shed	44' x 40'
Smaller Storage Shed	30' x 20'
Machine Shed	48' x 24'
Acreage Size	3.76 Acres