

A 52.15 Acre Parcel of Scenic Land with Shouse, Cabin, Pastureland, etc. located North of Lidderdale, IA or SW of Lake City, IA in Section 11 of Sheridan Township, Carroll County, Iowa To Be Sold At:

PUBLIC AUCTION

Saturday, April 23, '22 at: 10:00 A.M.

Located: 26528 115th Street, Lake City, IA. From Lidderdale, IA., 2 miles North on N38, 1 mile East on E17/130th St., 1 ½ miles North on Robin Ave., 1/4 – 1/2 mile West on 115th St. OR From Lake City, IA., 4 miles South on N41/Jennings Ave., 2 1/2 miles West on E13/120th St., 1/2 mile South on Quartz Ave.
(Part of Section 11, Sheridan Twp., Carroll County, Iowa)

PARCEL # 1:



PARCEL # 1 includes a nice "Shouse House" (Shop Building with an Apartment), along with a small cabin and smaller storage shed. Situated on a very scenic track of land (Approx. 16 +/- Acres) with open pasture, creek, etc. The "Shouse House" Building is approx. 40'x64' in size and includes living quarters with a nice size living room, kitchen area w/appliances & bathroom, upper level used as a bedroom and storage area. The rest of the building includes a large storage/shop area (approx. 40'x40') with an overhead door. There is an open wrap around open porch/patio area with great view of open pasture, creek, etc. (A very unique property). **RE Taxes: \$ 380./year.**

Immediately following the real estate auction, the following items personal property will be sold:

Portable Kid's playhouse on skids; 500 gal. fuel barrel w/elec. pump; Nice oak port. bar w/stools & Back bar hutch; Long church pew; Kitchen table w/4 roller chairs; Oak corner office/computer desk w/back hutch unit; Nice upholstered sofa; 3-4 nice recliners; Leather chair w/ottoman; 6 drawer dresser; Hallway bench w/lift top; Steamer trunk; (2) 8ft. banquet tables; Corner shelf unit; (2) 110V window air conditioners; Elec. heater; Humidifier; Pr. of glider patio chairs; Patio bench; Long painted church pew; (4) steel wagon wheels; Long 2 pc. Motorcycle ramp w/receiver hitch; Weber grill; Few other misc. items (All nice clean items)

PARCEL # 2



PARCEL # 2 includes an adjoining parcel with approximately 36+/- acres of permanent pastureland w/meandering creek. **RE Taxes: \$ 318./year**

TERMS OF SALE

Purchaser(s) shall pay 10% of the sales price on day of sale and sign a standard real estate contract agreeing to pay the balance on or before May 23, 2022. Possession given upon closing, subject to the existing pasture lease, which will be assigned to the respective Purchaser(s). There are no Buyer Contingencies of any kind – all potential bidders are to have financial arrangements made prior to bidding. Auctioneers represent the Seller in this sale. Sale is subject to District Court Approval. Any announcements made day of sale will supersede any advertising.

AUCTIONEER'S NOTE

AUCTIONEER'S NOTE: This sale affords an excellent opportunity to acquire very scenic land with a 'Shouse House', cabin, etc. **AND/OR** approx. 36 acres of permanent pastureland. A rare find!!

Fr. Jeffrey Allen Schleisman Estate

Fr. Merlin Schrad, Executor

Attorney for Estate: David Bruner; Bruner Law Firm, Carroll, IA.

Sale Arranged & Conducted By:



Green Real Estate & Auction Co.

Mike Green & Jim Green, Auctioneers

Sac City, IA., ph. 712-662-4442

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