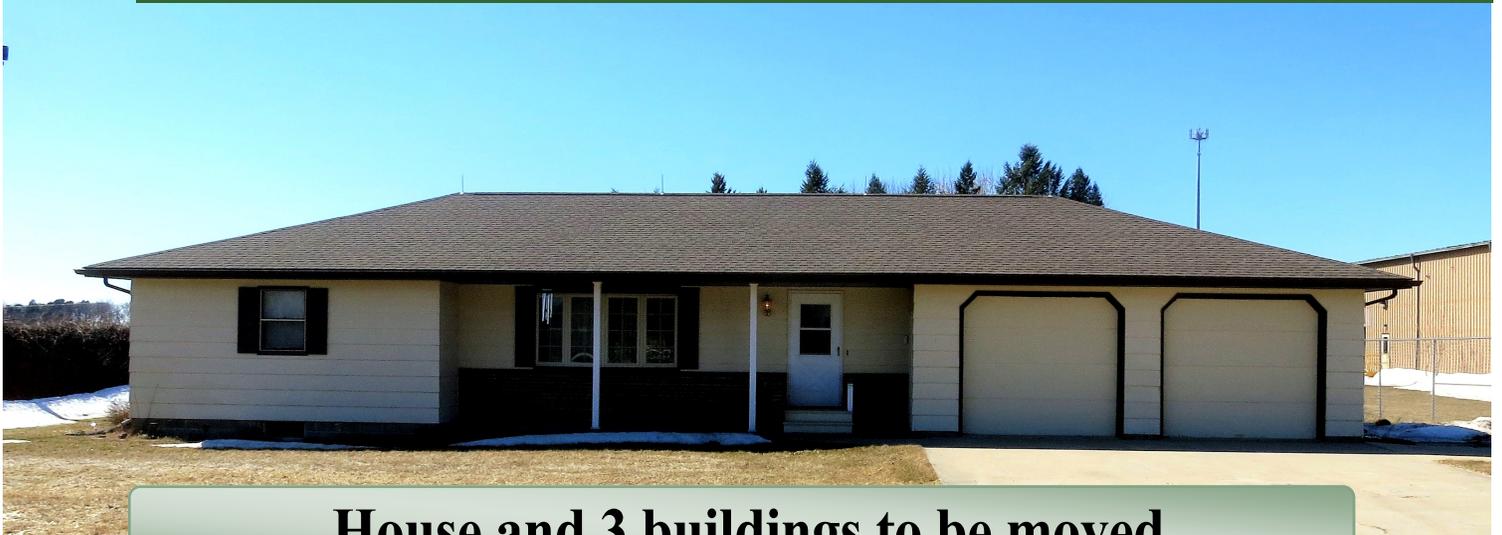


Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, April 18, 2019 at 5:30 P.M.



House and 3 buildings to be moved

Sale Location: 209 Q Avenue, Milford, Iowa. This home is located on the southeast corner of the Safco building on the south end of Milford.

Home Description: This is an excellent ranch style home! Built in 1983, it appears to be well constructed and maintained. It features 1,168 sq. feet of living space on the main level including 2 bedrooms, 1 full bath, large open living room, smaller kitchen and dining area plus a utility room with ½ bath & laundry hook-ups. The attached 24' x 28' garage has two garage doors, and the electric furnace and central a/c will sell with the home. If you are looking for a home to move for your family or as an investment, this is an excellent opportunity! Homes like this are hard to find!! This home is very clean and will require very few updates.



Building Descriptions: The 24' X 30' Morton pole building with 9' side-walls is insulated and has an electric furnace and a/c unit which will sell with the building. Two overhead doors measure 9' wide X 8' high. The two utility/storage sheds measure 11' x 10' and 10' x 10'.

**For more information call Ben Hollesen 712-253-5779
or Travis Johnson 712-330-5345.**

Possession: Possession of the home will be given on April 18th, 2019. Buyers will not be allowed to occupy home as a residence at this address. This home must be moved.

Removal of the structures: The structures must be moved by September 1, 2019.

Order of sale: 1) Home 2) Morton building 3) choice of 2 utility/garden sheds.

Milford LLC, Owner

Auctioneers: Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522

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Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.



Auctioneer's Note: Here is an excellent opportunity to purchase a very nice ranch style home, Morton building and utility sheds to be moved. If you are looking for a home to move for your family or as an investment this is an excellent opportunity! Quality built, clean homes like this are hard to find! This home will require very few updates. We look forward to seeing you at the auction



Terms: Full payment will be due on all structures immediately following the auction due and payable to Milford LLC which is non-refundable. The buyers will agree to enter into a bill of sale with these terms. All structures are being sold as is with all defects. No warranties are expressed or implied. Structures must be removed from the current premises by September 1, 2019 at which time if the structures are not removed, they shall become the property of the sellers. The sellers will not be responsible for any damage or accidents involved in moving the structures or any moving expenses incurred by the buyers. Sellers will disconnect all utilities, fill in the basement after the structures have been removed. If the buyers desire utilities after the auction, buyers will be required to provide utilities at their expense. After April 18th, 2019 the buyer shall be responsible for any damaged incurred to the home. The sale is subject to confirmation of the sellers.

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