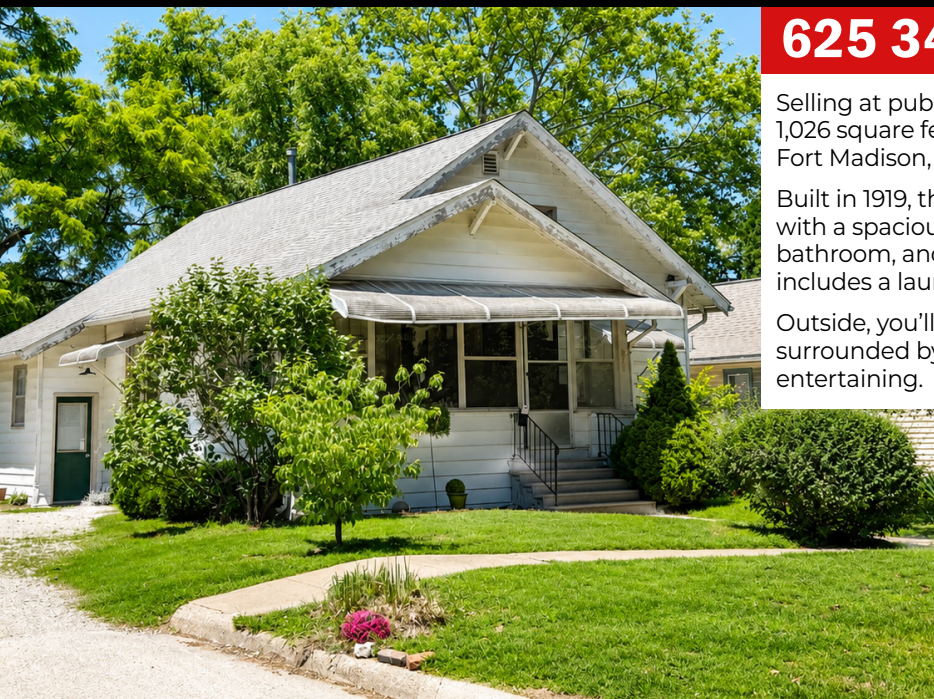


LIVE

**REAL
ESTATE**

AUCTION

THURS, AUG 13th AT 5 PM



625 34th Street, Fort Madison, Iowa

Selling at public auction is this charming 2-bedroom, 1-bath home offering 1,026 square feet of living space, conveniently located on the west end of Fort Madison, Iowa.

Built in 1919, this well-maintained home features a functional main level with a spacious living room, kitchen, dining area, two bedrooms, a full bathroom, and a welcoming enclosed front porch. The full basement includes a laundry area and provides ample storage space.

Outside, you'll find a 14' x 22' detached garage and a shaded backyard surrounded by mature trees, creating a peaceful setting for relaxing or entertaining.



Open House: Thurs., August 6th 4-6 PM



HOENIG
AUCTIONS

319-250-0837

Representative: Terry Hoenig

HOENIGAUCTIONS.COM



Seller: Sandra S. Schmitt

Attorney for the Seller: Greg Johnson

Net Real Estate Taxes: \$598/year in 2024

Terms: 10% down payment shall be deposited from the buyer to the Greg Johnson Law Office Trust Account at the end of the auction with the remainder of the purchase price due at closing. The Seller shall provide a current abstract at their expense. Home sells "as is, where is". Sale is not contingent on Buyer's financing or any other contingencies. Buyer accepts any remaining personal property at closing.

Real Estate Taxes: Taxes will be prorated to the date of closing.

Closing: Closing will take place on or about September 30th, 2026. The balance of the purchase price shall be payable at closing in the form of guaranteed check or wire transfer.

Possession: At closing upon payment in full.

This property is being sold subject to seller confirmation.

Real Estate Broker: KLM Realty, LLC, Kara L. Morrow, 1223 Avenue H, Fort Madison, IA 52627 | 319-372-1919