

REAL ESTATE AUCTION



TUES, SEPTEMBER 1st AT 10 AM



**ONLINE
ONLY**

720 AVE. D, WEST POINT, IOWA



HOENIG
AUCTIONS

319-250-0837

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OPEN HOUSE:
Tues., August 18th
4-6 PM

Selling at public auction is this single-story ranch style home with an attached 3 car garage located in the heart of West Point, IA.

Built in 1958, this well-maintained home features a functional main level with a spacious living room, kitchen with eat-at bar, two bedrooms, a full bathroom, and a welcoming enclosed breezeway/ bonus room. The full basement includes a non-conforming bedroom, family room, full bathroom, laundry/ utility room and a storage room. The attached 3 car, garage with concrete driveway is a great addition to this property.

Outside, you'll find a utility shed, large back yard, mature trees, stone walkway and landscaping.

Other Information: 200 amp electrical service, radon mitigation system, newer on-demand water heater, Amana high efficiency gas furnace/ central air, basement drainage system by Bix Basements, city water, and city sewer service.

Be sure to attend the open house on Tuesday, Aug. 18th from 4 - 6 p.m. to see all this property has to offer before auction day!

Seller: Barbara Moeller Estate, Randy Moeller & Wade Sass, Co-Executors

Attorney for the Seller: Eichelberger Law Office, John Eichelberger

Net Real Estate Taxes: \$1,858/ year in 2024

Total Assessed Value: \$153,530 in 2026

Terms: 10% down payment shall be deposited from the buyer to the Eichelberger 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. There will be a 5% buyer's premium charged to the buyer on this auction sale. This property is being sold subject to seller confirmation of final bid price. This property is being sold subject to seller confirmation.

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

Closing: Closing will take place on or about October 15, 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.

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

Representative: Terry Hoenig