

# Henry County, Iowa - Virtual Online REAL ESTATE AUCTION

MONDAY, FEBRUARY 17, 2025 @ 10:00 AM <sup>CST</sup>



PHYSICAL ADDRESS:  
110 KENNEDY STREET  
NEW LONDON, IA 52645



OPEN HOUSE:  
MONDAY, FEBRUARY 3 | 4 - 5 PM

## GAIL D. HALLOWELL ESTATE ANGEL JACOBS & SHANE HALLOWELL, CO-EXECUTORS



### TRACT INFORMATION:

- This auction features a nice single level, 2-bedroom home with a single bath offering 1,120 sq. ft. of living area.
- Other improvements include a 16ft. x 24ft. detached garage and an additional storage building.
- This home is located in a desirable neighborhood and is situated on a 141ft. x 225ft. lot.
- Access is on the northwest by Kennedy St.
- Estimated Gross Real Estate Taxes: \$2,203.00

### METHOD:

The Hallowell property will be sold for a lump sum total dollar amount. Bidding is NOT contingent upon financing, an appraisal or inspection.

### TERMS:

Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, on or before Wednesday, March 19, 2025 upon delivery of a merchantable abstract and deed. At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



BIDDING INFORMATION & MORE  
PHOTOS AVAILABLE ONLINE!

### AUCTIONEER'S NOTE:

Make plans now to participate in this upcoming Henry County, IA real estate auction. This auction features a nice single level, 2-bedroom home that is situated in a quiet neighborhood on a large lot in New London, IA. Other improvements include a 16ft. x 24ft. detached garage and an additional storage building. If you are wanting to downsize or are looking for a starter home, this is an auction you will not want to miss!

REPRESENTING ATTORNEY:  
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AUCTION REP:  
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