

# REAL ESTATE AUCTION

1039 VIRGINIA STREET WATERLOO, IA 50703



3 Bedroom Full Bath.  
864 sq. ft. home.  
16 x 22 detached garage.  
Lot size 60 X 150

**Online Bidding Starts Closing  
Monday April 1, 2024 6 PM  
This is a soft close auction.**

**OPEN HOUSES:** *(Conducted by family)*

**Thursday**  
**March 28 6-8 PM**

**Sunday**  
**March 31 1-3 PM**

Method of Auction: Property sells "As-Is" \$15,000.00 down payment must be wired to closing attorney escrow account on April 2, 2024 by 3 PM. 10% buyer's premium. Balance due at closing on or before May 1, 2024. Seller retains the right to accept or reject final bid. Taxes prorated to time of possession. Your bidding is not subject to financing. Your financing must be arranged prior to auction.

Attorney for the seller handling real estate & closing:

Nathan D. Miller

620 Lafayette Street, Waterloo IA 50703

319-234-1766

## Chad Shepard

**AUCTIONEER**

319-239-6464

**www.ChadShepard.com**

