

PUBLIC AUCTION

Doreen J. Bateman, Owner

**Modern 1 Story Frame Home
with 36.98 +/- Acres, Pasture & Timber**

Located at 2394 113th St., Tabor, Iowa

Saturday, Sept. 20, 2025

10:30 a.m. on the premises



This home was built in 1920. There are two bedrooms and one bath and has 1,420 sq. ft. living area with a full basement. There is a two-stall basement garage attached to the house with electric openers. Central air and gas forced air furnace. The home has vinyl siding, a framed enclosed 144 sq. ft. porch and a 192 sq. ft. wood deck where you can sit and survey your kingdom! Also included is a 48x24 pole barn built in 2008. Sells in its current condition. Time of transfer for septic system will be available sale day.

FSA Farmland: 36.98 +/- acres of pasture & timber.

Taxes: Total of \$2,334.00 for 37.35 taxable acres.

To sell as one unit and not separated!

**There will be an inspection viewing time
Wednesday, September 3, 2025,
from 5:30 p.m. to 7:30 p.m.
or to make other arrangements contact
Tom Van Scyoc: 712-370-2295.**

REAL ESTATE TERMS: 10% down on the day of sale when signing purchase agreement immediately following conclusion of auction. Balance is due in the form of a cashier check at closing. NO BUYER'S PREMIUM. Possession will be given at closing, with escrow to be held at the office of McIntyre Real Estate, LLC, 117 S. Elm St., Shenandoah, IA. Please have your financing in order prior to the day of the sale, as the sale of this property is not subject to financing. Selling in its present condition, no warranties, no reservations implied or expressed, subject to all easements of record. Any announcements made on the day of sale take precedence over printed material. Auction company and McIntyre Real Estate, LLC, are acting as exclusive agents of the seller.



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Licensed in Iowa & Missouri



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