

# BROCK AUCTION CO., INC.

PRESENTS

## NICE 4 BEDROOM HOME IN BATTLE CREEK, IA LOCATED @ 305 MAPLE STREET



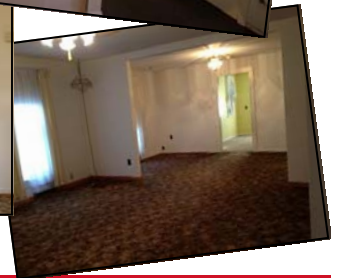
# PUBLIC AUCTION



### MONDAY, JULY 30th, 2012 @ 5:30 p.m.

In the offering is a nice 4 bedroom home located in the heart of Battle Creek, Iowa that would make a great starter home! The home offers many nice features including: Large Kitchen, Living & Dining Rooms; Main Floor Laundry; Vinyl Siding and a Newer Roof. Situated on a large lot, there is convenient alley access to the single car detached garage, and there is plenty of room for a large garden or for the addition of a nice patio. Come take advantage of the quiet nights and close knit community that Battle Creek has to offer and we'll see you on July 30th!

**Terms:** Purchaser(s) will be expected to pay 10% of the purchase price on the date of sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Possession will be given upon final settlement. The taxes will be pro-rated to the date of possession. Descriptions and information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold "as is" so inspect to the extent deemed necessary and rely on your own judgment when bidding. The auctioneer/broker is representing the seller's interest in the transaction. This sale subject only to the owner's approval. All announcements made the day of the sale shall supersede any previously written terms.



FOR MORE PICTURES SEE  
[WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## LAWRENCE & RUTH STRAIT ESTATE - Owner

LICENSED IN:  
Iowa,  
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### BROCK AUCTION CO., INC.

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"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"

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