

ONLINE ONLY REAL ESTATE AUCTION

Thursday, March 27, 2025
Bidding Closes at 1:00 PM

Property Located at 806 Oak St., Clermont, IA



This well-maintained ranch home offers comfortable living with a practical layout. Featuring 3 bedrooms, all of which have nice closets and the master has the added convenience of a half bath. This home offers main floor living with a stacking washer & dryer in the full bath, but also additional hook ups in the basement. The home comes complete with appliances, and has a newer furnace and air conditioner, ensuring year-round comfort. The full basement has new carpet and nice open space for additional living area, as well as an unfinished area for additional storage and a bathroom with shower. The home has an attached two car garage, covered front porch, and alley access from the back as well as new patio deck off the kitchen to enjoy the outdoor space. This home combines convenience, comfort, and updated features, making it a perfect fit for any stage of life. Make plans to take to a look!

**Property Inspections: Thursday, March 13 from 4:00-6:00 PM &
Sunday, March 23 from 11:00 AM-1:00 PM**



Method of Auction: 10% Down After the Close of the Auction on Thursday March 27, 2025 with the balance due at closing around May 15, 2025, or as soon as paperwork can be completed. This sale is not contingent upon financing, appraisal or inspection. Property Sells AS IS and Sells Subject to Approval & Court Approval. Announcements Made Day of Auction Take Precedence Over Printed Materials. Auction will take place online only and buyers must register and place bids online. There is no buyer's premium on this auction. There will be an extension feature, so if someone bids in the last 5 minutes, the auction will extend another 5 minutes. Taxes app. \$1,926 per year.

Real Estate Brokerage & Closing Agent: Attorney Matthew Erickson, Erickson Law Office, Postville, IA and Sweeney Auction Realty Services.

Bid now at www.sweeneyauctionservice.com

Ruth Amundson Estate
806 Oak St., Clermont, IA
**Executors: Colleen Dinan, Rochelle Holthaus
& Kurt Amundson**

Not responsible for accidents.
CLERK: Sweeney Auction Service

JEFF L. & JODI L. SWEENEY
AUCTIONEERS

SWEENEY AUCTION SERVICE

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Website: www.sweeneyauctionservice.com
Email: sweeneyauction@q.com

AUCTIONEER'S NOTE: If you've been looking for a well-cared for home in the Clermont area, don't miss your opportunity with this property! This home is ready for you to move in and enjoy all the great things this area of Northeast Iowa has to offer! Make plans to attend one of the property inspections dates or contact Jodi to set up a showing: 563-380-3399.