

REAL ESTATE AUCTION

1.94 +/- ACRES

2240 ROANOKE RD, FREDERICKSBURG

CHICKASAW COUNTY, IA



Dennis Albertson Estate

SEPTEMBER

25

6:00 PM



PROPERTY DESCRIPTION

This property is an excellent opportunity to own a Chickasaw County acreage with 1.94 +/- acres and outbuildings already in place, including a 30' x 24' detached garage and a 32' x 54' utility shed. The 2-bedroom, 1-bath home, built in 1910 (1,410 sq ft), offers a remodel project for those looking to make it their own. The established yard is surrounded by mature trees and shrubs, highlighted by a mature apple tree in the front yard, providing a charming country setting along a paved road. Whether you're seeking a project home or a quiet rural retreat, this property has great potential. Auction to be held in person at the property.

OPEN HOUSE

SEPTEMBER

18

5-7 PM



PROPERTY FEATURES

- 1.94 +/- acres
- 2-bedroom, 1-bath home, built in 1910 | 1,410 sq ft
- (Home needs work / remodel)
- 30' x 24' detached garage
- 32' x 54' utility building / shed
- Established yard with mature trees & shrubs

Directions:

From Fredericksburg, head North on Roanoke Ave for 5 Miles to property; From New Hampton, take Hwy 24 east approx. 7 miles, then north on Roanoke Ave 2 miles to property on left.

See Website for More Info-

daviscornersauctionservice.com/realestate



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MLS

TERMS & CONDITIONS

SELLER

Dennis Albertson Estate

METHOD OF SALE

Bidding will be sold as 1 lot. We will exhaust all bids before the auction is finalized. Seller reserves the right to accept or reject all bids. The auctioneer and seller reserve the right to exclude any person from bidding if there is any concern as to a person's history or fitness to bid or enter into a contract.

AGENCY

Midwest Property Connections LLC and its Agents represent the seller.

TAXES

Taxes will be prorated to the day of closing. (2025 Tax was \$544)

CONDITIONS

All property is sold AS IS - WHERE IS with no guarantees. All bidders are responsible for conducting their own inquiries & due diligence at their risk concerning the property. Please note the septic system is not up to Iowa code and will need to be updated by buyer, before inhabiting the home.

CONTRACTS & TITLE

Immediately upon the conclusion of the auction, the winning bidder(s) will enter into a real estate contract/ purchase agreement & provide funds for earnest money to be deposited with the real estate & auction company. Seller will provide a clear title or deed at their expense. Sale is not dependent upon buyer(s) financing.

TERMS & POSSESSION

\$5,000 (non-refundable) earnest money due on auction day. Balance is due at closing. No Buyers Premium. Announcements by auctioneer take precedence over printed matter. Buyer agrees, upon registration to bid, to the terms and conditions of the sale. All information herein contained is from sources deemed reliable but cannot be guaranteed by auction company or seller.

CLOSING DATE

On or Before October 30, 2025