

ONLINE ONLY AUCTION

BIDDING BEGINS Friday, December 12 @ 12 PM
& CLOSES Friday, December 19 @ 12 PM



1015 Central Ave SW
Le Mars, IA 51031



Open House: Thursday, December 11 from 5-6 PM

Welcome to this well-maintained home in the heart of Le Mars, featuring comfort, convenience, and quality throughout.

Main Floor: The main floor offers a nice family room, spacious primary bedroom with an ensuite bathroom, complete with a handicap-accessible walk-in tub. You'll also find a second bedroom or office, a full bathroom, and a main-floor laundry room with washer and dryer included. The kitchen is equipped with a Hotpoint gas stove, Kenmore refrigerator, dishwasher, garbage disposal, and raised countertops for added convenience. Adjacent to the kitchen, the dining area overlooks a large back deck—perfect for entertaining or relaxing outdoors. A two-car attached garage includes a hose attachment for easy cleaning.

Basement: Descend via a lighted open banister to a spacious finished basement featuring a ¾ bathroom, a storage/work area, and ample storage space for holiday décor. Enjoy game nights with the included pool table and stay cozy with the Kalins natural gas fireplace (remote-controlled). The basement also includes a walk-out storm door for easy access to the backyard.

Exterior: Enjoy a fenced backyard, front concrete covered porch with vinyl railing, birdbath, and flagpole—perfect for small gatherings or quiet mornings.

Located on Central Avenue in the heart of Le Mars, this beautiful home combines thoughtful updates, quality systems, and an inviting layout. Don't miss this incredible opportunity!

Real Estate Taxes: The estimated net real estate taxes are \$3,244 per year. The taxes will be pro-rated to the buyer as of the date of possession based on the current taxes.

Brief Legal Description: 1015 Central Ave SE, Le Mars, IA 51031. The east 150' of the north 60' of lot 5 in the Fosters Addition, Le Mars, Iowa.

Real Estate Terms: 10% down payment upon close of auction and notification of successful bidder on December 19, 2025. Balance will be due at closing, on or before January 29, 2026. The abstract will be continued to date. Seller guarantees a clear and marketable title on the property.

Real Estate Possession: January 29, 2026 or at time of closing.

Auction Company Note: Check out this great opportunity to purchase a 2-bedroom home with a 2-car attached garage in an excellent location in Le Mars, Iowa, being sold at online-only auction! This property is move-in ready—don't miss out! This ONLINE ONLY AUCTION allows you to bid conveniently anytime, day or night from the comfort of your own home. Visit our website at www.vw72.com for complete instructions on how to register and bid. If you have any questions about the online bidding process, please call us at 712-729-3264. An **open house** will be held on **Thursday, December 11, from 5–6 PM**. Thank you for your interest—have fun bidding, and please don't hesitate to reach out if we can assist you in any way! — Shannon, Todd, Rich, and Levi

Terms: This property is being sold "as-is" "where-is". Information contained within this advertising was received from sources deemed to be reliable; however, no warranties are provided by the auction company regarding these. All prospective bidders are encouraged to take whatever steps necessary to satisfy themselves regarding the sizes, condition, real estate taxes, easements, covenants and all other information provided in this advertisement. There are no warranties expressed or implied by the auction company or auctioneers. The auction company represents the SELLERS in this transaction. Additional terms and conditions are posted on line. Not responsible for accidents. Potential bidders must agree to these terms and conditions prior to registering and bidding. Online announcements will supersede any written advertising information.

NOTE: Online Only Household auction held in conjunction...closing at 1PM

EXCELLENT LOCATION!

Brenda Juhl Rose Estate

Auction signs posted!

www.vw72.com



215 Main Street, Sanborn, Iowa 51248
712-729-3264 (office)
auctions@tcaexpress.net

www.vw72.com

Auctioneers:

Shannon Rydberg 850-712-7041
Todd Hattermann 712-348-0111
Rich Vander Werff 712-261-0298
Levi Mouw 712-441-6898