

Real Estate Auction

Wednesday, July 21 @ 6:00 PM

Owner: Ervin E. Saylor

Location: 1206 1st Street NE, Mandan, ND



Single family property with basement apartment to be sold at auction.

- Features a 2 Bedroom, $\frac{3}{4}$ Bath, 636 Sq. Ft. (each floor) Home. 12' x 12' utility room addition. Full basement that is currently used as an apartment (was rented for \$400 per month). Basement has kitchen, 2 bedrooms & $\frac{3}{4}$ bath. Detached 14' x 20' garage w/ electric opener. Large double driveway.
- Steel siding, new shingles in 2004, oak flooring on main floor. Included are 2 stoves & refrigerators (upstairs & down), washer & dryer, chest freezer, & wall mounted air conditioner.
- Annual taxes approximately \$1759 (\$1288 base tax + \$319 specials + interest on specials; \$2779 specials remaining). 2009 taxable value, \$69,100.
- \$5000 down day of sale (nonrefundable), balance due in 45 days. Taxes prorated at the time of closing.
- Great for first time homebuyer or great investment opportunity.
- Open House: Thursday, July 15 from 6:00-8:00 PM.
- Or contact Dean @ 667-2935 or 527-5353 or George @ 226-4059 to schedule viewing.

North Star Auction & Appraisal Company

Auctioneer: Dean Moos, Lic. #622, Clerk Lic. #450, (701)667-2935

Go to www.northstarauction.com for photos & more details

Terms: Cash or good check. All statements made the day of the sale take precedence over any printed ads. Not responsible for accidents. Other terms announced the day of the sale. Lunch will be available.