

ONLINE ONLY AUCTION

BIDDING BEGINS

Wednesday, September 2 @ 12 PM

BIDDING CLOSES

Wednesday, September 9 @ 12 PM



**204 E Barnes St
Marcus, IA 51035**

**Open House:
Wednesday, September 2
from 5-6 pm**

www.vw72.com

Main Floor

- Kitchen with built-in double oven
- Large family room with oversized windows and fireplace (*working condition unknown*)
- 3-season room
- Office
- Built-ins
- ¾ bathroom
- Two bedrooms
- Primary bedroom with ensuite ¾ bathroom

Basement

- Family room
- Den with fireplace (*working condition unknown*)
- Non-conforming bathroom
- Two additional storage rooms

Exterior

- Covered patio/pergola
- Built-in fire pit with patio
- Fenced backyard
- Attached 2-car garage
- Sprinkler system (*working condition unknown*)

Mechanical

- Lennox natural gas furnace
- Lennox central air (*currently not working*)
- Reliance 40-gallon water heater (2015)

Built in 1976, this spacious home is situated on a large corner lot and offers an excellent opportunity for buyers ready to make it their own offering ample storage throughout.

Real Estate Taxes: Estimated net real estate taxes are \$3,322 per year. Taxes will be prorated to the buyer as of the date of possession based on current taxes.

Brief Legal Description: 204 E Barnes St, Marcus, IA 51035. S20' LT 7 & ALL LT 8 BLK 2 KLINGBORG'S ADD 04-92-42 Cherokee County, Iowa

Real Estate Terms: A 10% down payment is due upon conclusion of the auction and notification of the successful bidder on **Sept 9, 2026**. The balance will be due at closing on or before **October 29, 2026**. The abstract will be continued to date, and the seller will provide clear and marketable title. **Sale subject to court approval.**

Possession: Possession will be given on **October 29, 2026**, or at the time of closing, whichever occurs first.

Auction Company Note: *This property offers generous living space, a functional layout, and plenty of potential for its next owner. Be sure to take a look at this auction opportunity in Marcus, Iowa. The property is being offered through an online-only auction, allowing you to bid conveniently from anywhere, 24 hours a day. Visit www.vw72.com for registration information and detailed bidding instructions. Thank you for your interest and happy bidding!*

Shannon Rydberg • Rich Vander Werff • Todd Hattermann • Levi Mouw

Open House: Wednesday, September 2, 2026 • 5:00–6:00 PM If you have questions or need bidding assistance, please contact our office.

Terms & Conditions: This property is being sold "AS IS, WHERE IS." Information contained in this advertising has been obtained from sources believed to be reliable; however, no warranties or representations are made by the auction company or auctioneers regarding its accuracy. Prospective buyers are encouraged to conduct their own inspections and investigations regarding the property's condition, size, taxes, easements, covenants, and all other matters affecting the property. No warranties, either expressed or implied, are made by the auction company or auctioneers. The auction company represents the seller in this transaction. Additional terms and conditions are available online. Announcements made online shall take precedence over any printed advertising. Not responsible for accidents. All bidders must agree to the auction terms and conditions prior to registering and bidding. Subject to court approval.

There will be a 5% buyers premium.



Auction signs posted!

www.vw72.com

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