



# ONLINE ONLY AUCTION

**BIDDING BEGINS - Thursday, October 22 @ 12 PM**

**BIDDING CLOSES - Thursday, October 29 @ 12 PM**

**[www.vw72.com](http://www.vw72.com)**



**802 Albany Ave NE  
Orange City, IA 51041**



**Open House: Thursday**

**October 22 from 5:30 - 6:30 PM**



**MUST-SEE, WELL-CARED-FOR HOME!** This 3–4 bedroom home has been exceptionally well maintained and offers a comfortable, practical layout with 1,408 sq. ft. of living space. Built in 1960, this home is in excellent condition and would be a great fit for a first-time homebuyer or someone looking to downsize.

The main floor features 3 bedrooms, a full bathroom, convenient main-floor laundry, and a spacious living room highlighted by a gorgeous bay window. The nice front porch adds to the charm, while the large backyard offers plenty of room to enjoy the outdoors.

**THE GARAGE IS A TRUE HIGHLIGHT!** The impressive 4-car attached garage offers exceptional space for vehicles, hobbies, projects, and storage. It features a workbench, 220V outlet, and plenty of room to spread out—a hard-to-find feature that really sets this property apart!

**A great home with a nice layout, incredible garage space, and so much to offer. This one is a must-see!**

**Real Estate Taxes:** Estimated net real estate taxes are \$3,446 per year. Taxes will be prorated to the buyer as of the date of possession based on current taxes.

**Real Estate Terms:** A 10% down payment is due upon conclusion of the auction and notification of the successful bidder on **October 29, 2026**. The balance will be due at closing on or before **December 21, 2026**. The abstract will be continued to date, and the seller will provide clear and marketable title.

**Possession:** Possession will be given on **December 21, 2026**, or at the time of closing, whichever occurs first.

**Auction Company Note:** Check out this well-cared-for property offering a comfortable layout, excellent condition, and an impressive 4-car attached garage that is truly a highlight of the home. With 3–4 bedrooms, main-floor laundry, large backyard, and plenty of storage, this home has so much to offer. Be sure to take a look at this online-only auction opportunity. Bid conveniently from anywhere, 24 hours a day. Visit [www.vw72.com](http://www.vw72.com) for registration information and detailed bidding instructions. Thank you for your interest and happy bidding!

*Todd Hattermann · Shannon Rydberg · Rich Vander Werff · Levi Mouw*

**Open House:** Thursday, October 22, 2026 • 5:30–6:30 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.

**There will be a 3% buyers premium.**

## PROPERTY HIGHLIGHTS

- 3–4 bedrooms
- 1,408 sq. ft.
- Built in 1960
- Main-floor laundry
- 3 main-floor bedrooms
- Full bathroom
- Large living room with beautiful bay window
- 4-car attached garage
- Workbench & 220V outlet
- Nice front porch
- Large backyard
- Walkout storm access
- Plenty of storage throughout
- Appliances included
- Many dressers & furniture items to stay
- Excellent condition & very well cared for

# Arlene Bomgaars



**Auction signs posted!**

**[www.vw72.com](http://www.vw72.com)**

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**[www.vw72.com](http://www.vw72.com)**

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