

Real Estate Auction

Tuesday October 13, 2026 @ 4:30 pm

Location - 1202 E. Coolbaugh Red Oak, IA

- Brief Legal - NW NE SE W/1/2 Lot 2 & subplot 1 Lot 3 N of creek, 28-72-38, complete legal according to abstract.
- 1 ^{1/2} story.
- Sq. Ft. Living Area - 1297.
- Lot Size - 33,065 sq. ft.
- Basement Area - 922 sq.ft.
- Furnace - Trane, gas.
- Central Air.
- Out Buildings - 18'x20' detached garage & small older barn.
- Net Taxes - \$1,480, prorated to closing.
- Terms - \$5,000 down day of auction, with balance due at closing in approximately 30 days. When deed & abstract will be given.
- Closing Agent - Swanson Law Firm, Red Oak, IA
- Property Disclosure - Sells "AS IS" condition and this auction is Absolute.
- Bergren Real Estate & Auction, L.L.C. are sellers agents only.



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Gerald Sederburg Estate

Carla Foote, Executor

Auctioneer - Steve Bergren 712-789-0847

Terms: cash or good check; not responsible for accidents or theft;
verbal announcements on sale day take precedence.

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