



County: Polk
Property Style: Single Family Residence
Subdiv: MAGNOLIA PARK SUB
Beds: 2, **Baths:** 1/0
Pool: None
Home Warranty Y/N:
New Construction: No
Total Annual Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
List Price: \$115,000
LP/SqFt: \$100.70
Year Built: 1925
ADOM: 7 **CDOM:** 7
Heated Area: 1,142 SqFt / 106 SqM
Total Area:
Total Acreage: 0 to less than 1/4
Lot Features:
Flood Zone Code: X

Auction Property. Auction Property. Auction Property. This lovely Three (3) bedrooms, Two (2) bathroom house is ready for you to call it home. So many wonderful features including, fresh vinyl plank floors, Facelifted Kitchen, and Bathroom. Lovely Luxury Vinyl Plank floors flow throughout the entire house with plenty of natural light. The master is spacious while the remaining bedroom is reasonably sized and shares the hall bathroom. The living room is quite spacious The backyard has a bunch of space and plenty of room for a playset or backyard games. The listing will be held via website auction The property is for sale by Auction. Property to be sold to the highest bidder subject to seller's reserve and 3rd party approval. ***Auction will commence 01/06/2022***. The listed price is a suggested starting price. A buyer's premium of 5% is required. You may submit an offer prior to the Auction Day but it will be processed through A Better Life Realty with a kick-out clause if a higher offer comes in. You may schedule an appointment to view this property prior to the auction. You must preregister on the auction site prior to being approved to view or bid on the auction. Registration will end 24hrs before auction commencement <https://www.receivership-auctions.com> Remarks: Property In Federal Receivership. Please see the attachments for FAQ, sample offer format, and other disclosures. **ALL PROPERTY INFORMATION TO BE VERIFIED BY BUYERS***

Land, Site, and Tax Information

Legal Desc: MAGNOLIA PARK SUB PB 5 PG 21 BLK A LOT 22 LESS W 5 FT FOR RD R/W
SE/TP/RG: 02-30-27
Subdivision #:
Tax ID: [27-30-02-905500-001220](https://www.receivership-auctions.com)
Taxes: \$1,225
Auction Type: Reserve
Auction Firm/Website: Receivership-Auctions.com
Homestead: No
AG Exemption YN:
Ownership: Fee Simple
Buyers Premium: 5%
CDD: No
Zoning: C-2
Future Land Use:
Zoning Comp:
Tax Year: 2020
Property Access: Yes
Annual CDD Fee:
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Total Units:
Lot Size Acres: 0.16
Block/Parcel: A
Book/Page: 5-21
Front Exposure: West
Lot #: 22
Flood Zone: X
Flood Zone Panel:
Other Exemptions:
Planned Unit Dev:
Census Tract:
Lot Size: 6,991 SqFt / 649 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Electric
Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Total Area Source:
Appliances Incl: None
Flooring Covering: Laminate
Interior Feat: Ceiling Fans(s), Thermostat
of Wells:
of Septics:

Room Type	Level	Dimen	Flooring	Features
Living Room	First	15x10		
Kitchen	First	10x10		
Master Bedroom	First	12x12		
Master Bathroom	First	10x6		

Exterior Information

Ext Construction: Vinyl Siding, Wood Frame
Roof: Shingle
Foundation: Crawlspace
Property Description:
Ext Features: Fenced
Pool: None
Road Surface Type: Paved
Garage Dim: , Attached Garage Y/N:
Property Attached:
Architectural Style:
Pool Dimensions:

Green Features

Community Information

Monthly HOA Amount:
Association Approval Required: No
Lease Restrictions: No
Other Fee:
Years of Ownership Prior to Leasing Required: No
Housing for Older Per: No

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