

# TIMED ONLINE REAL ESTATE AUCTION

804 N. 8th Street • Missouri Valley, IA 51555

**BIDDING OPENS: FRIDAY, AUGUST 7, 2026 @ 10:00 A.M.**  
**BIDDING CLOSES: FRIDAY, AUGUST 14, 2026 @ 10:00 A.M.**



## PROPERTY HIGHLIGHTS

**BID ONLINE AT: [WWW.SPENCERGROUPS.COM](http://WWW.SPENCERGROUPS.COM)**

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| <ul style="list-style-type: none"><li>• 2,356 Finished Sq. Ft. Condominium</li><li>• 2 Bedrooms</li><li>• 2 Bathrooms</li><li>• 2-Car Detached Garage</li><li>• Private deck</li></ul> | <ul style="list-style-type: none"><li>• Solid surface countertops</li><li>• Walk-in closets</li><li>• Extra storage space</li><li>• Excellent location close to shopping, dining and everyday conveniences</li></ul> | <ul style="list-style-type: none"><li>• Fresh interior paint</li><li>• New flooring throughout</li><li>• Updated bathroom</li><li>• New appliances</li><li>• Built in 1990</li></ul> |
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**AUCTIONEER'S NOTE**  
*Don't miss this opportunity to purchase a beautifully updated condominium in one of Missouri Valley's desirable neighborhoods. This move-in-ready home offers spacious living, quality updates including new flooring, fresh paint, updated bathroom, solid surface countertops, and new appliances. The detached two-car garage, private deck, generous storage, and low-maintenance lifestyle make this an outstanding property for homeowners looking to downsize or anyone wanting comfortable, carefree living. With a monthly association fee covering lawn care, you can spend more time enjoying your home and less time maintaining it.*

**OPEN HOUSE DATES**  
**Wednesday, July 29** • 5:00–7:00 p.m.  
**Wednesday, August 5** • 5:00–7:00 p.m.  
**Wednesday, August 12** • 5:00–7:00 p.m.  
**OR BY APPOINTMENT BY CONTACTING HANNAH JOHNSEN**

## TERMS & CONDITIONS

Announcements made by the Auctioneer on auction day take precedence over any previously printed material or oral statements. The property is being sold AS IS, WHERE IS, with no warranties or representations, expressed or implied, and subject to all easements, covenants, restrictions, encumbrances and zoning regulations of record. The property will be sold by Timed Online Real Estate Auction through [www.spencergroups.com](http://www.spencergroups.com) on a total dollar basis, subject to Seller confirmation no later than 5:00 p.m. on Friday, August 14, 2026. The sale is not contingent upon financing, appraisal, inspection, or any other contingency. Buyers are encouraged to complete all inspections and due diligence prior to bidding.

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| <b>CONTACT INFORMATION</b> | <b>Hannah Johnsen</b><br>Broker Associate/Auctioneer<br>712.592.9794 | <b>Ed Spencer Real Estate</b><br>322 E. 7th Street<br>Logan, IA 51546 | <b>Logan Office</b><br>712.644.2151 |
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