



Open House

Wednesday, August 30
1-4PM

TIMED ONLINE
AUCTION

BIDDING CLOSES:
SEPTEMBER 13 | 1PM CDT 2023



Ranch Home & Several Buildings on 5± Acres

3,400 SQ. FT. 3 BEDROOMS 4 BATHS 2 GARAGE 7 BUILDINGS

MAIN LEVEL:

- 3,400 sq. ft.
- Vast living area with heated concrete floors
- Main bedroom with ensuite bathroom & large walk-in closet
- Second bedroom with ensuite bathroom
- Third bedroom
- Full bath
- Laundry room with washer & dryer included
- Additional ¾ bathroom
- Attached garage with access to basement
- A three-season room
- Exposed aggregate concrete patio, fire pit and playground in the backyard
- Kitchen & dining area

KITCHEN:

- Installed in 2016
- White Oak Cabinets
- Cambria quartz counter tops
- Top-of-the-line Kenmore appliances
- Under-cabinet lights
- Center island
- Generous pantry

DINING AREA:

- Plank flooring
- Non-functioning fireplace

BASEMENT:

- Over 2,000 sq. ft., insulated and ready to be finished
- ¾ bath and great potential for additional living space

UPDATES:

- 2013 - Addition of a patio, circle drive, and fire pit on the west side of the property
- 2014 - All windows in the original part of the home were replaced
- 2018 - American Waterworks system installed for a dry and clean basement

OTHER FEATURES:

- Geothermal heating and cooling system
- Generac Solar with PWR cell battery storage
- American Waterworks Radon mitigation
- Solar panel system and Power cell batteries

BUILDINGS INCLUDE:

- 45'x60' insulated & heated with office area, center divide wall, overhead door, new steel siding & roof (new overhead door and operator in 2020)
- 24'x50' drive thru heated wash building/shop with 2 overhead doors, floor drain (new overhead doors and operators in 2022)
- 42'x95' storage building, partial concrete floor with drain, includes a built in, walk-in cooler & prep station (new overhead door in 2022)
- 44'x60' & 24'x60' with a 44'x60' addition includes one freezer room, (3) freezer boxes (2 without freezer units) and a loading dock (one new overhead door and two new operators in 2022)
- 38'x50' insulated & heated, concrete floor (could be used for livestock) with adjoining 40'x75' storage, dirt floor
- 36'x48' hoop building with steel siding on ends, needs new canvas
- Buildings with running water have both hot & cold water.
- Wash building has a softener for better vehicle washing
- 400 amp service to property & buildings
- Property has a well and natural gas
- 49Kw natural gas generator with auto start, can run the entire property



Scan for auction listing at [SteffesGroup.com](https://www.steffesgroup.com)

- more details on back side -

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT.
Announcements made the day of sale take precedence over advertising.



**1552 270th Street,
VENTURA, IOWA**

This remarkable home, originally built in 1978, has undergone an extensive makeover, featuring renovations and additions that have expanded the living space. Additionally, the property boasts several buildings, offering potential income from storage rentals or accommodating your business or personal needs. Conveniently located on a hard surface road and in close proximity to Clear Lake, this property presents an excellent opportunity for a comfortable and versatile lifestyle!

RANDY & JANET GREY

Closing Attorney for Seller

**Michael S. Vervaecke of
Hayek, Moreland, Smith & Bergus, L.L.P.**

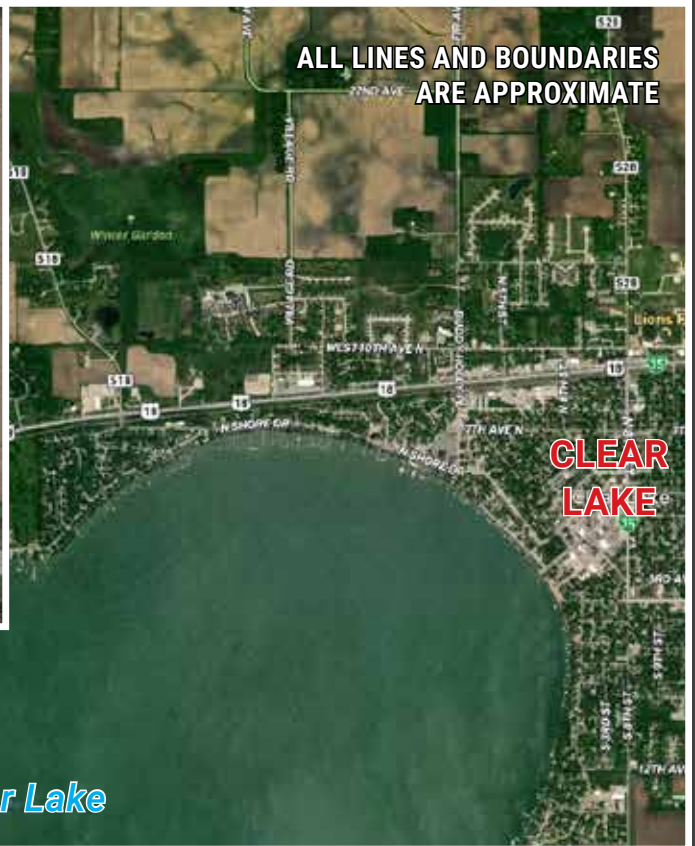
**Contact
Steffes Group
Representative**

**TIM MEYER,
319.750.1233**

Iowa Real Estate
Broker Officer B36355000



**OR CONTACT
DENNIS BEHR, 641.430.9489**



TIMED ONLINE CERRO GORDO COUNTY, IOWA
ACREAGE AUCTION
BIDDING CLOSES: WEDNESDAY, SEPTEMBER 13 | 1PM ^{CDT} 2023
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INCLUDED: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Sterling water softener system, Window treatments, Custom Made Rugs in living room, Solar panel system, Generac backup generator, Playground equipment, Rock pile behind buildings, Any item present on the day of final settlement/closing.
NOT INCLUDED: (2) Lead glass pieces from kitchen, Select boulder rocks, Pallet racking, Air compressor, All personal property & equipment.

TERMS: 10% down payment on September 13, 2023.

Balance due at final settlement with a projected date of October 27, 2023, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of October 27, 2023.

REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.
Tax Parcel: 050640000301 & Part of Tax Parcel: 050640000300 = \$6,297.00 Approx.

SPECIAL PROVISIONS:

- This online real estate auction will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- The acreage will be surveyed by a licensed surveyor, at Seller's expense. Bidding will be lump sum price. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, no adjustments to the final contract price will be made.
- The Buyer shall bear the responsibility and expense to have the septic system pumped (if required) & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Cerro Gordo County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Cerro Gordo County Sanitarian for the septic system.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer shall be responsible for any fencing in accordance with Iowa state law.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions, and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



Contact Steffes Group Representative Tim Meyer at 319.750.1233 or Dennis Behr, 641.430.9489

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