

ACREAGE AUCTION

TIMED ONLINE

Scott County, Iowa

65 YEARS

Built on Trust.

Davenport, Iowa

5820 FOREST GROVE DRIVE, DAVENPORT, IOWA

OPENING: THURSDAY, MAY 22

CLOSING: THURSDAY, MAY 29 | 1PM CDT 2025

An ideal location surrounded by corn fields and modern subdivisions. This property presents endless possibilities: remodel the existing home to make it your own, start fresh and build your dream residence, or explore potential redevelopment options.



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Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641

Announcements made or published the day of sale take precedence over advertising.



2 STORY HOME & OUTBUILDINGS ON 9.3 SURVEYED ACRES

- 3 bedrooms, 1 1/2 baths, 1,796 total sq. ft. of living space on two levels. Home was built in 1940.
 - Main level of the home offers a living room with hardwood floors, dining room with hardwood floors, kitchen, large family room with ½ bath & wet bar.
 - Upstairs has 3 bedrooms, full bath and walk-up attic.
 - Two separate basements with Lennox gas furnace, central air, washer, dryer & freezer. Property has a well and is on city sewer.
 - Attached breezeway to the 28'x32' heated garage.
 - Outbuildings include a 42'x80' Morton pole building, 18'x50' barn with 3 lean to additions, 18'x33' barn, 12'x40' hog shed, 12'x20' chicken coop and 10'x12' shed.
 - Parcel Y0423-15 (west parcel) is City of Davenport zoned S-AG with the western part zoned R-2 and Bettendorf School District.
 - Parcel 840317004 (east parcel) is City of Bettendorf zoned U-MI and Pleasant Valley School District.
 - FSA indicates: 4.75 cropland acres. Corn Suitability Rating 2 of 67.5 on the cropland acres.
- Tax Parcels: Y0423-15, 840317004 = \$2,734.00 Approx.
 - Included: LP tank, Water system, Refrigerator, Stove, Dishwasher, Washer, Dryer, Freezer, Any item present on the day of final settlement/closing.

additional photos online!

**OPEN HOUSE:
MAY 15 FROM 1-2PM**

Terms: This online auction will have a 10% buyer's premium. 10% down payment on May 29, 2025. Balance due at final settlement/closing with a projected date of July 14, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of July 14, 2025 (Subject to tenant's rights on tillable land).

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.

SELLERS:

**ROBERT A. AND ELAINE M. KUEHL
REVOCABLE TRUST**

Quad City Bank & Trust - Trustee

Closing Attorney: Timothy B. Gulbranson of Lane & Waterman LLP

SCAN ME



**STEFFES GROUP
REPRESENTATIVE
MASON HOLVOET,
(319) 470-7372**

Iowa Real Estate Salesperson S6989000



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