

HENRY COUNTY, IOWA ACREAGE AUCTION

65 YEARS
Built on Trust.

**TIMED
ONLINE**

**OPENING: TUESDAY, FEBRUARY 11 | 8AM
CLOSING: TUESDAY, FEBRUARY 18 | 1PM CST 2025**

LOCATED 2.4 MILES SOUTH OF WINFIELD, IA ON HIGHWAY 78 TO 2506 HIGHWAY 78, WINFIELD, IA.

AUCTIONEER'S NOTE

Dreaming of an acreage on a hard-surface road? Don't miss this opportunity! Whether you're ready to tackle a fixer-upper or start fresh and build your dream home, the choice is yours. Come to the open house, then bid your price online.

OPEN HOUSE

Tuesday, February 4th from 1:00 - 2:00PM

1 ½ STORY HOME & BUILDINGS ON 2.5± ACRES

Subject to Final Survey

- This four bedroom home has 1,417 total sq. ft. of living space and was built in 1930.
- The main level has a kitchen, dining room, two adjoining living rooms, bedroom & a bathroom. The upstairs has three bedrooms.
- Home has a basement with a newer high efficient gas forced air furnace. Property has rural water and a well (condition unknown).
- Buildings include: 16'x20' detached garage, 24'x72' machine shed, 20'x30' open faced pole barn, 20'x33' machine shed, 20'x22' corn crib w/ 16'x20' & 20'x36' lean to, 20'x42' building, wire corn crib and a 2,397 bu. grain bin.
- Tax Parcel: Part of 050033410000100 = \$519.00 Approx. Net
- Included: Refrigerator, Gas stove, Freezer, Any item present on the day of final settlement/closing.
- Not included: LP tank (leased from Prairie Ag), Boat, Tools & Personal Property.



TERMS: 10% down payment on February 18, 2025. Balance due at final settlement with a projected date of April 4, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

POSSESSION: Projected date of April 4, 2025.

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.

SPECIAL PROVISIONS:

- This online auction is a NO BUYER'S PREMIUM OR BUYER FEE auction.
- If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- 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 down payment/earnest money will be due the following business day.
- The property will be surveyed by a licensed surveyor, at Seller's expense. The real estate will be sold 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, as it is selling lump sum price.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county, if required.

- This auction is selling subject to court approval.
- Due to this being an Estate, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the Buyer's expense in accordance with County & Iowa Laws & regulations.
- 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 state law.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments, easements, rights-of-way, ordinances, resolutions, leases, and mineral reservations, 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. Bidder acknowledges they are representing themselves in this real estate transaction.
- Any announcements made or published the day of auction take precedence over advertising.

PATSY LEE SCHMEISER ESTATE

NANCY JO SCHMEISER & MIKE SCHMEISER – CO-EXECUTORS
SELETA A. BANTER OF BANTER & THOMAS LAW OFFICE – CLOSING ATTORNEY

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

SCAN QR CODE
FOR MORE
DETAILS!



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