

Wapello County, Iowa

LAND & ACREAGE AUCTION

TIMED ONLINE | Opens: Thursday, September 21
CLOSES: THURSDAY, SEPTEMBER 28 | 1PM CDT 2023

42± Acres,
Two Tracts

Agency, Iowa

From the west edge of Agency on W Main Street, proceed ¼ mile south on 80th Avenue to 7172 80th Avenue, Agency, Iowa.

Open House:
September 14, from 1-2PM

Auctioneer's Note:

The outdoors is calling your name! Tract 1 beckons a cozy 3-bedroom, 1,392 sq. ft. home boasting a spacious 40'x54' attached heated & air-conditioned garage. Situated on this impressive 2.5± acre parcel, you'll discover a detached 24'x24' garage and a 28'x60' barn, ready to accommodate all your storage and livestock. Tract 2 is a true gem in the countryside with 39.5± acres. This tract offers endless recreational opportunities including excellent timber cover, approx. 14 acres of hay ground, a pond and a potential building site.

T1



Tract 1: Three Bedroom Home on 2.5± Acres Subject to final survey Located at 7172 80th Avenue, Agency, Iowa.

- This home offers 1,392 sq. ft. of living space and was built in 1910.
- The kitchen was updated in 2016 with a beautiful Amish built oak kitchen with pantry, quartz counter tops, refrigerator, stove & dishwasher.
- Off of the kitchen is a laundry/mud room with Samsung front load washer, dryer & sink.
- Main level offers a living room, full bathroom and 3 bedrooms.
- Unfinished basement with washer, dryer and Ruud Achiever 90 gas furnace with central air.
- Home amenities include new shingles in 2023, natural gas, rural water and a well with several hydrants throughout the property.
- Plenty of shop space with a large 1,964 sq.ft. attached garage. The garage is heated, central air, concrete floor with floor drain, hot & cold water faucets, (2) 10'x9' overhead doors, (1) 12'x9' overhead door, 12'x10' overhead door, 10'x10' overhead all with openers.
- Detached 24'x24' garage with heat, 220v electric & concrete floors.
- 5 small storage sheds all wired with electricity.
- 28'x60' pole barn, suited for horses or livestock.

Included: Refrigerator, Stove, Dishwasher, (2) Washers, (2) Dryers, Chest freezer, Water softener, 9-camera surveillance system, Any item present on the day of final settlement/closing.

Not included: All farm equipment & personal property.

Tract 2: 39.5± Acres Subject to final survey

- Approx. 14 acres tillable, currently in hay crop production.
- Corn Suitability Rating 2 is 52 on the tillable acres.
- Excellent habitat for wildlife with timber with a pond (believed to be spring fed).
- Located in Section 35, Agency Township, Wapello County, Iowa.

TERRY L. & GALE L. DUNKIN

Closing Attorney for Seller - Dustin D. Hite of Heslinga, Dixon & Hite

Contact Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778

Mason Holvoet - Iowa Real Estate Salesperson S69890000

Duane Norton - Iowa Real Estate Salesperson S64572000



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.





Terms: This online auction will have a 5% buyer's premium. 10% down payment on September 28, 2023. Balance due at final settlement/closing with a projected date of November 10, 2023, upon delivery of merchantable abstract and deed and all objections having been met. **Possession:** Projected date of November 10, 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.
 Tract 1: Parcel 002033530071000, Part of Parcel 2033530073000 = Net \$1,924.00 Approx. | Tract 2: Parcel 2033530072000, Part of Parcel 2033530073000 = Net \$450.00 Approx.



Steffes Group, Inc.
 2000 Main Avenue East
 West Fargo, ND 58078-2210

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