

# Home, Horse Arena & Stables

# AUCTION

Guthrie County - Redfield, Iowa

TIMED ONLINE

Open House:

October 15 from 10-11AM

OPENING: Tuesday, October 22

CLOSING: TUESDAY, OCTOBER 29 | 10AM CDT 2024



Additional photos online!

Only 33 minutes from West Des Moines is this horse lover's property with a beautifully remodeled home with horse arena on 29± Acres. The property features an indoor horse arena, stables, fenced pastures, and hay fields, perfect for horse enthusiasts and anyone looking to own a piece of the countryside. Currently set up for equestrian use, this versatile estate is ready to meet any of your livestock needs!

📍 2821 ABILENE AVE,  
Redfield, Iowa

Located 4.6 miles west of Redfield on 310th St/280th Rd, then 0.6 miles north on Abilene Ave.



### Home

- Recently remodeled 1,262 sq. ft. home, built in 1950.
- Kitchen with center island & adjoining dining area, overlooking lower level living room.
- Main bedroom with ensuite ¾ bathroom with rainfall shower.
- Second bedroom & full bathroom are also on the main level.
- Split level entry landing with built ins.
- Partial basement with laundry hookups, Amana high efficient gas furnace, central air, updated electrical box & generator ready switch.
- Other amenities: Xenia Rural water, Newer shingles on the home, Small pond, Raised garden bed, Dog pen/run, Well condition unknown.

### Horse Arena, Barn & Outbuildings

- 74'x184' lighted indoor horse arena, 24'x84' stall barn with (6) horse stalls & tack room, built in 2000. Adjoining 80'x120' indoor arena with horse walker, (4) horse stalls, (2) tack rooms, wash bay, feed storage, office & bathroom, built in 1995 & 1999.
- Separate 24'x30' horse barn, built in 2000 with fenced area.
- Detached garages include a 20'x30' adjacent to the home and a 24'x30' close to the pasture areas.
- (4) Fenced pasture areas with electric fence.

### Property

- FSA indicates 20.82 cropland acres, some of which is currently fenced pasture, with the balance being hay fields.
- Corn Suitability Rating 2 is 71.7 on the cropland acres.
- Located in Section 2, Jackson Township, Guthrie County, Iowa.

## Equipment Auction



CLOSING: Tuesday, October 29 | 11AM CDT 2024



ATLAS STABLES, LLC

Corey Lorenzen - Wind Up Agent & Closing Attorney

Contact Steffes Group Representative Duane Norton, (515) 450-7778



SteffesGroup.com | (641) 423-1947

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



Duane Norton - Iowa Real Estate Salesperson S64572000 | Announcements made day of sale take precedence over advertising.





**INCLUDED:** Refrigerator, Stove, Dishwasher, Horse walker, PA system in Arena, Any items present on the day of final settlement/closing.

**NOT INCLUDED:** (2) Portable horse sheds, Washer, Dryer, 1,000 gal. LP tank (leased), 500 gal. LP tank (leased), Portable corral pen, Chicken coop, Horse pen north of house, Stack of T posts, Hay bales, Firepit, Hot tub, All personal property.

**TAX PARCEL:** 0000491400 = \$2,968.00 Net

**TERMS:** 10% down payment on October 29, 2024. Balance due at final settlement with a projected date of December 13, 2024, upon delivery of merchantable abstract and deed and all objections having been met

**POSSESSION:** Projected date of December 13, 2024.

**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 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 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.
- It shall be the obligation of the Buyer to report to the Guthrie County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Bidding on the property will be Lump Sum price.
- The Seller shall not be obligated to furnish a survey.
- Seller shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Seller's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Guthrie County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Guthrie 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 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 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 or published on the day of sale take precedence over advertising.