

Marion County, Iowa  
**AUCTION**  
Land & Home

TIMED ONLINE

One Tract  
**32.13±**  
Acres

517 NORTH 7TH ST

 Knoxville, Iowa

Opening: Thursday, October 31  
**CLOSING: THURSDAY, NOVEMBER 7 | 10AM**  
CDT 2024

Rare opportunity to own 32± acres within the city limits of Knoxville! This unique property features a charming home, a detached 3-car garage, and a large pole building, all surrounded by rolling hay fields and timber. Whether you choose to keep this gem as your private retreat or subdivide it into potential building lots, the possibilities are endless!



*Open House:*  
OCTOBER 24 FROM 10-11AM



**SteffesGroup.com | (319) 385-2000**

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

Nate Larson - Iowa Real Estate Salesperson S64401000 | Tim Meyer - Iowa Real Estate Broker Officer - B36355000  
Announcements made or published the day of sale take precedence over advertising.





## Home

- Three bedroom home with 1,312 sq. ft. of living space, built in 1974.
- Main level offers a living room, dining room, kitchen with laundry area, adjacent ¾ bathroom, 3 bedrooms & a full bathroom.
- Other highlights include: vaulted ceilings throughout, full unfinished basement, Weil McLain boiler heat, Ruud central air and city utilities (gas, water & sewer), and a well (condition unknown.)
- Buildings include a detached 3 car garage and a 42'x56' pole building with 13.5'x13.5 sliding door, 12'x10' OH door & concrete floors, Wire corn crib.
- Located within the city limits of Knoxville, IA and currently zoned R-3.
- **Included:** Refrigerator, Stove, Washer, Dryer, Wire corn crib, Any items present on the day of final settlement/closing.
- **Not included:** All personal property.



**Complete details online!**

## Land

- FSA indicates 27.1 cropland acres.
- Corn Suitability Rating 2 is 58.2 on the cropland acres.
- Balance of land is timber and a creek running through the property.
- Located in Section 6, Knoxville East Township, Marion County, Iowa.
- Tax Parcels 11997-010-00, 11997-008-00, 11997-008-90 = \$3,764.00 Net

**TERMS:** This online auction will have a 5% buyer's premium. 10% down payment on November 7, 2024. Balance due at final settlement with a projected date of January 2, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

**POSSESSION:** Projected date of January 2, 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.

## Griffin Family Trust

*Jacob R. Hughes of Johnson, Lane & Hughes - Closing Attorney for Seller*

CONTACT STEFFES GROUP REPRESENTATIVES

NATE LARSON, (319) 931-3944 OR TIM MEYER, (319) 750-1233



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