

Lee County, Iowa
ACREAGE

AUCTION

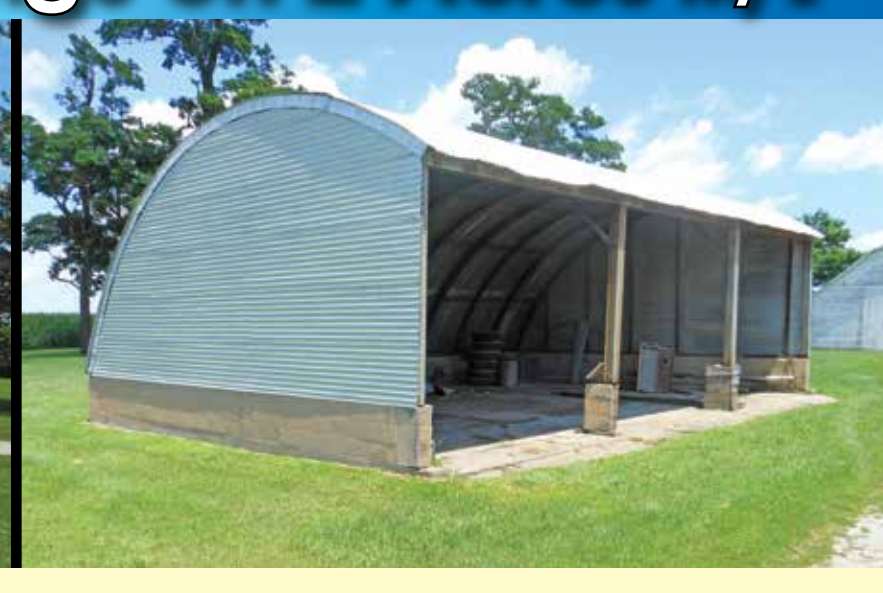
Ft. Madison, Iowa

SATURDAY, AUGUST 16, 2014 AT 10:00 A.M.

Acreage is located at 1882 295th Avenue, Ft. Madison, Iowa. Located 2 miles north of Ft. Madison, Iowa on X32/303rd Avenue, then 1 mile west on 193rd Street, then 1/2 mile north on 295th Avenue.

Open House
Tuesday, August 5th from 4:30-6:00pm

1 1/2 Story Home with Outbuildings on 2 Acres m/L



Affordable Country Living

This 1 1/2 story home was built in 1949 with a 1,200 sq. ft. of living space on the main level. The three bedroom home features a large living room, an eat in kitchen with refrigerator, gas stove & dishwasher. The main level also has two bedrooms and a full bath. The upstairs has a bedroom, landing area with closet, and a storage room that could be finished for another bedroom.

The full basement offers lots of storage, a Lennox hi-efficient GFA with central air, and washer & dryer hookups. Property has 3 wells, 1 is currently used by the home. Rural water is in the area.

Very useable buildings to include: 24'x36' detached garage, 34'x48' machine shed, 24'x36' steel quonset shed and a 28'x48' grainery.
All situated on 2 acres m/L (subject to final survey).

Terms: 10% down payment on August 16, 2014 balance to be paid on or before September 16, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of September 16, 2014.

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.

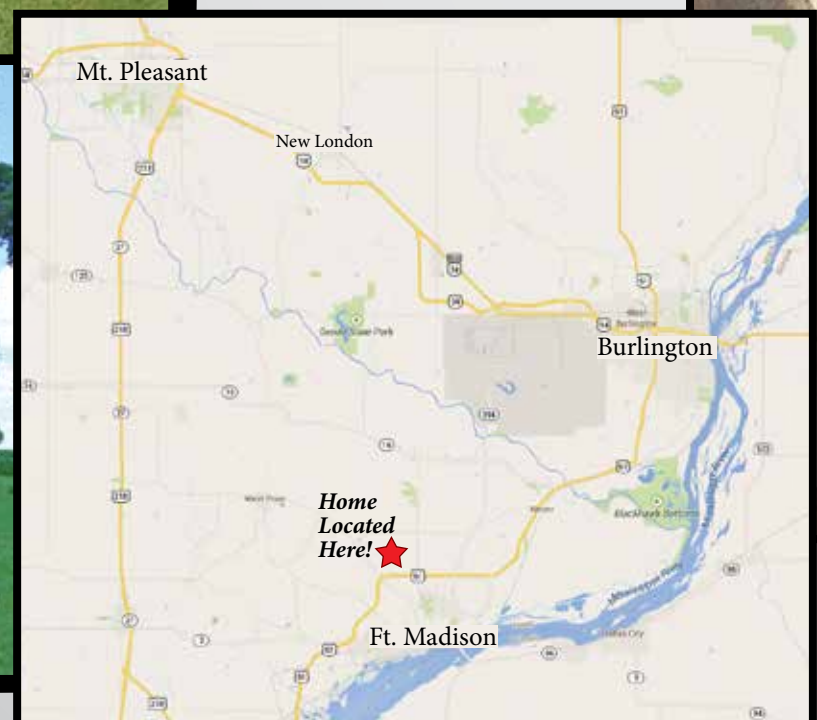
The following taxes are approximate and will be used to prorate at closing.

Gross	\$871.21
Ag. Credit	(119.27)
Net	\$752.00 (ROUNDED)

Included: Refrigerator, Stove, Dishwasher, 500 gal LP tank
Not Included: Farm equipment, All personal property

Special Provisions:

- The buyer shall reimburse the seller for the remaining gas in the LP gas tank at the current rate on the day of closing.
- Seller disclaims any warranty on the septic system. It shall be the buyer's obligation to inspect & determine if the septic system complies with state and county septic code and whether it can be operational as installed. Any inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Lee County & Iowa laws & regulations.
- This property will be surveyed by a licensed Iowa land surveyor.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- If in the future a site cleanup is required it shall be at the expense of the buyer.
- The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.



FT. MADISON, IOWA

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CLARENCE "BABE" GROSSMAN

Nancy Anderson & Randy Grossman - Power of Attorney

R.L. (Dick) Fehseke, Jr- Attorney



Steffes Group, Inc.
605 East Winfield Avenue, Mt. Pleasant, IA 52641

319.385.2000

SteffesGroup.com



Licensed to sell in Iowa, Minnesota, North Dakota, Missouri, and Illinois #441-001755
ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



FORT MADISON ACREAGE AUCTION

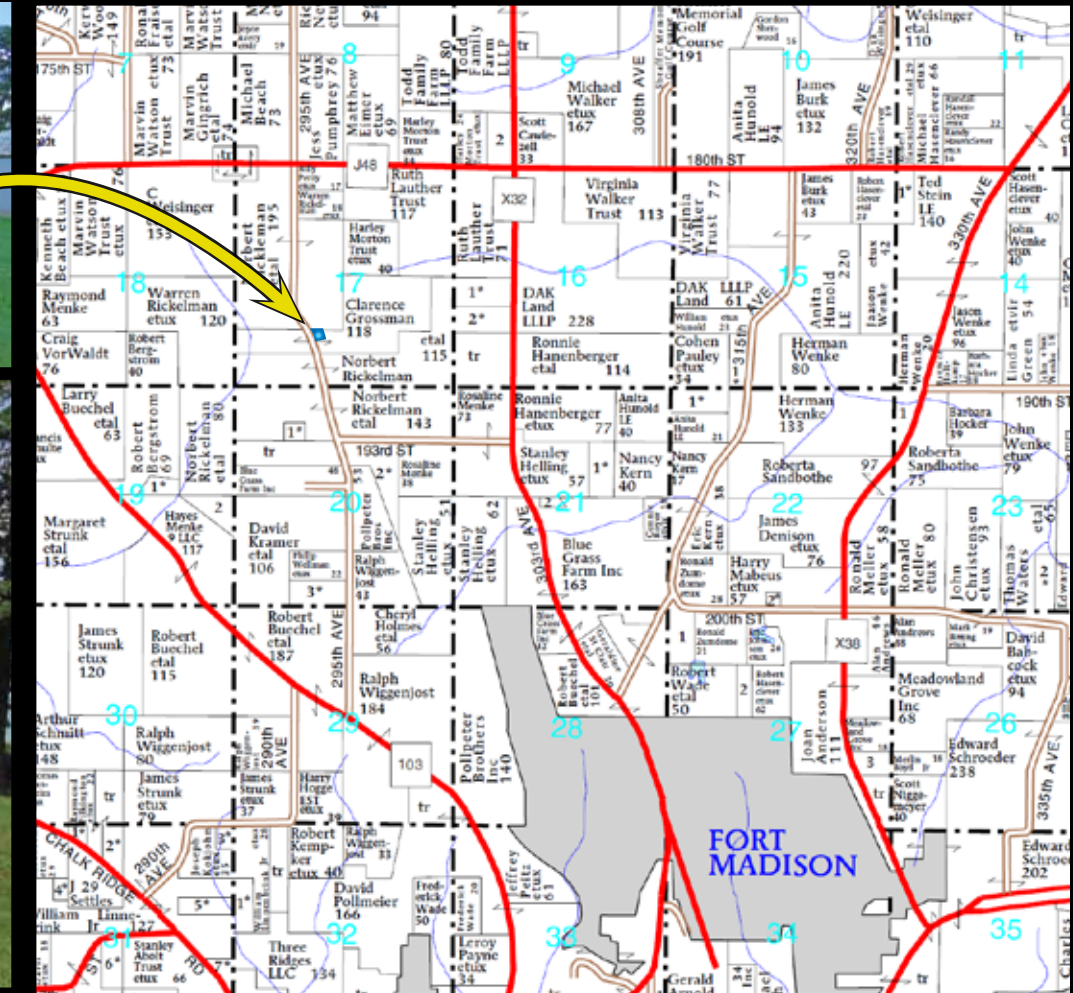
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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



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Affordable Country Living

1 1/2 Story Home with Outbuildings on 2 Acres m/l



Outbuildings & 2 Acres M/L
Ft. Madison, IA



Country
ACREAGE
Ft. Madison, IA

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