

# AUCTION

## THURSDAY, APRIL 23, 2015 | 10:00 A.M.

Open House on Thursday, April 9<sup>th</sup> from 5 - 6 P.M.

### TRACT #1 – House & 4 Acres M/L Oversized 3 Car Garage & 30'x60' Pole Building (Subject to final survey)

Located at 15413 Highway 99, Burlington, Iowa  
Have your very own natural waterfall in your backyard! This 1 1/2 story home has 2,040 sq.ft. and was built in 1941. Spend time in the beautiful backyard looking out on the natural waterfall, from the large 20'x34' wood deck.  
The home features a large living room with fireplace, formal dining room, updated kitchen with large pantry & dishwasher. The large main level bath has been updated with a Best Bath walk in shower/jetted tub, along with a laundry area.  
Upstairs includes two bedrooms with closets and a full bath. Full basement with storage, Lennox Pulse hi efficient GFA furnace with central air, Gas hot water heater & 200 amp breaker box. Water supply is a spring in the backyard. The home also has replacements windows & metal roof.  
Included with this property is an oversized 30'x44' 3 car garage with openers and a 30'x60' pole building. All situated on 4 acres M/L (Subject to final survey)  
**Included:** Dishwasher, Large & small deep freezer in basement  
**Not included:** Dinner bell, Washer, Dryer, Refrigerator, Stove, LP tank



All Real Estate  
Sells at 12:00 Noon  
on Tract #1

### BURLINGTON, IOWA

Auction to be held on  
Tract #1 at 15413 Highway 99, Burlington, Iowa.  
From Exit 263 of Highway 34, proceed 7 1/2 miles north on Highway 99/Bluff Road.

#### SPECIAL PROVISIONS FOR ALL TRACTS:

- The buyer of Tract #2 shall be responsible for installing a new driveway entrance at buyer's expense and according to the specifications of Des Moines County. Tract #1 shall grant a temporary use of the current driveway entrance up to 1 year or until the new driveway entrance is built, whichever occurs first.
- Tracts #1 & 2 will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for Tract #2. Tracts #1 & #3 will be sold lump sum price. Seller shall not be obligated to furnish a survey for Tract #3.
- Due to this being an estate, the seller will be exempt from inspection and all Iowa septic system laws. Any inspections, upgrades, repairs, maintenance or other matters to the septic systems will be at the buyer's expense in accordance with Des Moines County & Iowa Laws & regulations.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- If one buyer purchases more than one tract the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)
- 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 clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is 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 same.
- Any announcements made the day of sale take precedence over advertising.

### TRACT #2 – 32.8 Acres M/L Pond & Timber (Subject to final survey)

If you are looking for a recreational tract, this has it all with a pond & timber offering perfect cover for wildlife. With a park like setting, this is truly a getaway like none other. Don't pass up this opportunity to own a piece of land overlooking the bluff. Tract #2 surrounds Tract #1.

#### TERMS FOR TRACTS #1 & #2:

**TERMS:** 10% down payment on April 23, 2015. Balance due at closing with a projected date of May 22, 2015, upon delivery of merchantable abstract and deed and all objections have been met.  
**POSSESSION:** Projected date of May 22, 2015.  
**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.  
Real Estate Taxes (Tracts #1 & #2 are currently combined):  
Gross: \$1,390.91  
Homestead Cr: \$121.68  
Ag Land Cr: \$10.84  
Net Taxes: \$1,258.00  
House Tax approx. \$1,060.00  
Property has military credit and 23.7 acres are in the Forest Reserve



View website for more pictures & sale order!

### TRACT #3 – Home & 4.43 Acres Mobile Home with 2 car garage along with Home & 30'x60' Building Pond & Timber (Subject to final survey)

Tract #3 is located at 12971 & 12985 Tama Road, Burlington. 2 miles north of Burlington on Highway 99, then 3 1/2 miles east on Tama Road.  
A unique property find! Tract #3 includes a 3 bedroom mobile home AND a two bedroom home along with a 24'x32' garage and a 30'x60' building, all situated on 4.43 taxable acres! If you are looking for an investment property or a retreat close to the river, take a look at this property!  
The 3 bedroom mobile home has 1,592 sq.ft. of living space and was built in 1991. The 2 bedroom home has 728 sq.ft. of living space and was built in 1910. The home has 2 bedrooms, kitchen, 3/4 bath, enclosed front porch and an attached garage. The home is need of renovation.  
Outbuildings include: 24'x32' detached garage, 30'x60' pole building with heated shop area and storage area with dirt floor. Other smaller sheds & outbuildings. Property has a well. All situated on 4.43 taxable acres. Balance of property has some timber and a creek runs through the property.  
Not included: Appliances, LP tank, Antique Farm Equipment, All personal property.

#### TERMS FOR TRACT #3:

**TERMS:** 10% down payment on April 23, 2015. Balance due at closing with a projected date of June 2, 2015, upon delivery of merchantable abstract and deed and all objections have been met.  
**POSSESSION:** Projected date of June 2, 2015.  
**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.  
Real Estate Taxes:  
Gross: \$1,214.00  
Drainage/Levee: \$525.74

#### GUNS

These guns are from an estate. Purchase of a hand gun requires a permit. Out of state buyers, please note all guns and firearms must be transferred to an authorized Federal Firearms Licensed gun dealer in your area, all handling, packaging & shipping fees are the buyer's responsibility. Out of state buyers will need to supply FFL information for transfer.  
1907 Dreyse Rheinmetall 32, WW2 German military pistol, S/N 239009  
Ruger Mark III, 22ca., standard barrel pistol, S/N 231300  
Remington 788 w/ scope, 243, S/N:63740  
Remington Game Master 760, S/N 7428715  
Remington 550-1, 22ca.  
Ruger model 10/22, 22ca, green laminate stock, target model, Bushnell scope, S/N 23174236  
Revelation 105, 22ca.  
Winchester 50, 12 ga, S/N 12762  
Winchester 61, 22ca., S/N 264047  
Winchester 100, 22" barrel w/ basket weave carved stock, 243, S/N A231897  
Winchester 37A, 410 single shot, S/N C608076  
Winchester Super Xmodel, 12ga., S/N M53128  
Kresge Co. 151, 12ga, S/N 694052  
Marlin 989G, 22ca.  
Ithaca Super Single M66, 12ga., S/N 887  
Savage Over/Under, 410/22WinMag, S/N P325609  
Dickson I. Ugarteche Double 410 Falcon #1303  
JC Higgins 30, 22ca., retractable sling in stock, S/N 583.71  
Springfield Hawkins, black powder, 50ca, S/N 111713  
Conn. Valley 508, 50ga, black powder, Pine Ridge 1/29 twist scope  
Daisy Ducks Unlimited "whistler Duckling" BB gun  
Barnett Wildcat recurve Crossbow (side facing quiver)

#### VEHICLES - TRACTOR - 4 WHEELER - TRAILER

2006 Ford F150 XLT Triton, 4x4, ext. cab, 4.6L, auto, short bed, AMFM, CD, 33,566 miles.  
2005 Mercury Sable, 4 door, leather, moon roof, 6 CD, 56,883 miles  
6'x12' tilt bed trailer  
2004 AGCO ST35 MFWD utility tractor with SL46 loader, ROPS, 14.9x24" tires, 3pt. 540 PTO, 553 hrs., S/N:JN40603  
Grizzly 600 4x4 4 wheeler, front gun rack, 438 miles  
Polarcraft 16' jon boat w/ Mariner 40hp motor  
Homemade portable log splitter  
Craftsman 22 hp, 42" riding lawn mower  
Craftsman 6hp, 22" push mower  
YardMachine 3hp, 21" snowblower  
Lawn roller  
Lawn cart  
Sandborn port air compressor; Dewalt 14.4 Drill/Saw combo; Many hand tools; Bench grinder; Power tools; Chainsaws; Ext. cords; Shopvac; Craftsman band saw; Wheel barrow; Pull type lawn sweep; Fishing poles & equipment.

#### MICROSOFT SURFACE - APPLIANCES - FURNITURE

Microsoft Surface tablet; Maytag Centennial washer & elec. dryer; Maytag refrigerator w/ bottom freezer; Frigidaire gas stove; Danby glass front refrigerator; Antique church pew; Mantle clock; Gun cabinet; Kitchen table & chairs; Dresser; Dresser w/ mirror; Bed; Antique crank telephone; Round accent table; Pots & pans; Kitchen utensils; Pressure cooker; Dehumidifier; KitchenAid Mixer; Poly banquet tables; Folding chairs; Dinner bell; Desks; Recliner; Toshiba flatscreen TV; Panasonic flatscreen TV; Schwinn 205P exercise machine; Image 15R treadmill; Sentry floor safe; 4 dr. file cabinet; Bookcase. Many other items too numerous to mention.



Steffes Group, Inc.  
605 East Winfield Avenue, Mt. Pleasant, IA 52641  
**319.385.2000**  
SteffesGroup.com



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ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING

**JUDY K. GAPEN ESTATE**  
**FARMERS & MERCHANTS BANK & TRUST – EXECUTOR**  
KELLI S. JOHNSON – TRUST OFFICER | BRIAN J. HELLING – ATTORNEY





# DES MOINES COUNTY REAL ESTATE AUCTION

## THURSDAY, APRIL 23, 2015 AT 10 AM

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**VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS**



605 East Winfield Avenue  
Mt. Pleasant, IA 52641-2951  
319-385-2000  
SteffesGroup.com

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Rock Island, IL



2 Acreages | Timber | Pond  
Burlington, IA



*Des Moines County Real Estate*  
**AUCTION**

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