

# Lee County Real Estate AUCTION

**WEDNESDAY, JUNE 22, 2016 | 10:00 A.M.**

Open House on Wednesday, June 8th from 4-6 PM or by appointment.

## FT. MADISON, IOWA

Auction held on site at 2023 303rd Ave., Ft. Madison, IA

Located 1 1/2 miles north of Ft. Madison on 303rd Ave. OR Take exit 24 on Highway 61, then 3/4 miles south on 303rd Ave./County Highway X32.

### THREE BEDROOM HOME ON 2.15 ACRES M/L WITH 30'X60' MORTON SHOP

If you are looking for a spacious home with buildings, look no further. This 3 bedroom home was built in 1968 with 1,486 sq.ft of living space on the main level. This home features a large living room with brick wood burning fireplace & bay window. The dining area has a bay window with views of the backyard. The kitchen has a breakfast bar, double sink & dishwasher. Adjacent to the kitchen is a laundry/utility room with washer/dryer hookups, sink, closet & door to the backyard. The main level also has a master bedroom with a 3/4 bath & double closets, along with two additional bedrooms with closets and a full bathroom.

The full basement features a large family room with brick wood burning fireplace, 2 non-conforming bedrooms and an office and storage closets. The basement has recently been remodeled with new carpet, drywall, paint & trim. Other home amenities include fenced in backyard, electric forced air furnace with central air, shingles are approx.. 3 years old, vinyl siding, vinyl replacement windows, rural water & a well, electric water heater & 200 amp breaker box.

There is an attached oversized 2 car garage and a 16'x20' shed with covered concrete patio area. The Morton 30'x60' shop was built in 1998 with 2 garage doors w/ openers along with a front 18'x60' concrete pad. The shop is finished & insulated with concrete floors, 1/2 bath(setup for 3/4 bath), gas forced air furnace with central air, electric water heater & 200 amp breaker box. All situated on 2.15 acres m/l with mature trees and landscaping.

**Included:** 500 gal LP tank

**Not included:** Refrigerator, Washer, Dryer, Deep freezer, Portable building, (2) Semi cargo containers, All personal property, Refrigerator (in shop)

### TERMS & CONDITIONS

**TERMS:** 10% down payment on June 22, 2016. Balance at closing with a projected date of August 8, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of August 8, 2016.

**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:	\$2,268.73
Homestead Credit:	(128.39)
Net:	\$2,140.00 (ROUNDED)

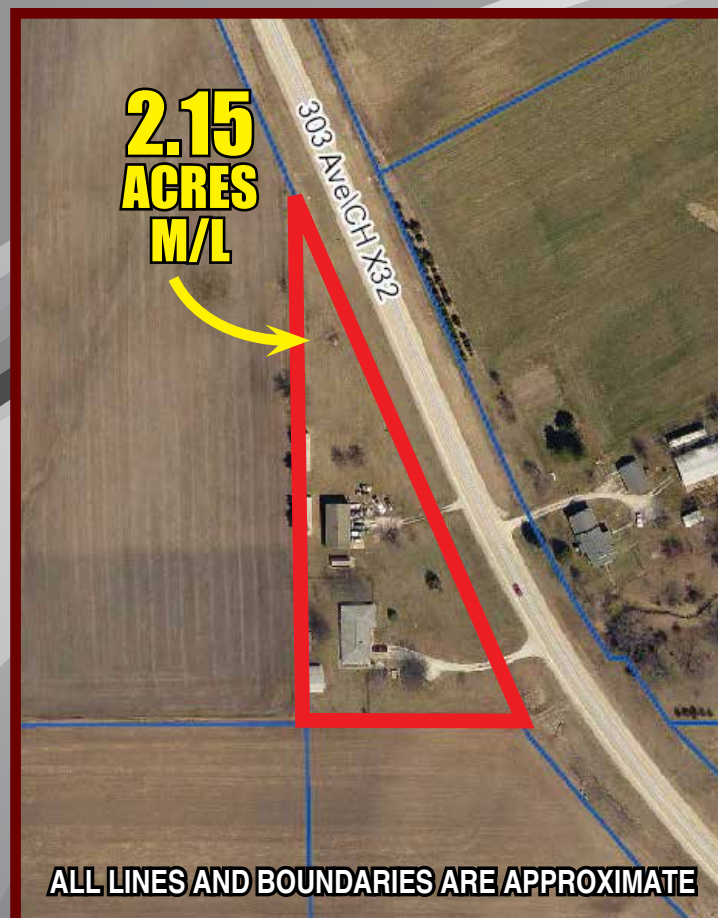
\*Property does have military credit.

### SPECIAL PROVISIONS:

- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). 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.
- The seller shall not be obligated to furnish a survey.
- The buyer of the real estate shall reimburse the seller for the remaining gas in the LP gas tank at the current rate on the day of closing.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledge 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 same.
- Any announcements made the day of sale take precedence over advertising.



REAL ESTATE SELLS AT 12:00 NOON



ALL LINES AND BOUNDARIES ARE APPROXIMATE

### TRAILERS, CAR, PORTABLE LAWN SHED & CARGO BOXES

**Blair 10'** enclosed fiberglass trailer, single axle, rear cargo door

16' tandem axle utility trailer, wood floor, ramps

**1984 Mercury Capri**, 2 door, hatchback, 3.8L, auto, engine rebuilt approx. 25,000 miles ago, does not run, owner states needs fuel pump

Buyer will have 30 days to remove these items:

12'x24' portable building w/ metal roof & insulated  
(2) semi cargo boxes both wired with lights & fans



### GOLF CART, LAWN MOWER & TOOLS

**Yamaha** gas golf cart w/ canopy; **Cub Cadet** riding lawn mower, 1,032 hrs., 16hp, 48" deck, hydro, needs engine/hydro work; **Craftsman** 2550 psi, 6 3/4 hp gas pressure washer; **Yard Machine** 3 hp 21" snow blower; **Rally** 3 1/2 hp 20" push mower; Portable air compressor; **Werner** 12' fiberglass ladder; Garden cart w/ removable sides; Small garden cart w/ removable sides; (2) **Iverson** bicycle w/ child's seat; Unicycle; Table saw; Bench grinders; Tools; Hand & garden tools; Gas cans; Two man saw; Buck saw; Antique metal lawn chairs; Outdoor furniture; Lawn ornaments; Large metal storage cabinets; Work bench; (4) Car casters; Vintage GTX pedal car(needs restored); Alum ATV ramps; Wood sled.



### APPLIANCES & FURNITURE

**LG** french door refrigerator w/ bottom freezer; **Frigidaire** refrigerator; **Kenmore** 800 washer & electric dryer(matched set); Chest freezer; **Coronado** small chest freezer; **Tempur-Pedic** queen bed w/ lift & massage; Single bed; Round oak dining room table; Kitchen table & 4 chairs; Couch; Floor & table lamps; Chest of drawers; Dressers; Antique dresser w/ mirror; Antique oak rocker; Oak library table w/ drawer; Antique baby bed; Antique high chair; Antique mantle clock; Antique hutch; Cane back chairs & cane bottom chairs; Bookcases; Coffee & end tables; Accent tables; Hall tree; 4 drawer metal file cabinets; Christmas decorations; Army cot; Toys & games; Vintage Disney train display; Salesman sample of Volland seat cover; Office chairs; Many items too numerous to mention



## MAUREEN KELLEY ESTATE

Diane Ratermann & Michael Kelley – Co- Executors

Andrew L. Mahoney – Attorney for Estate

For details contact Terry Hoenig at Steffes, 319.385.2000 or by cell 319.470.7120



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## WED, JUNE 22, 2016 AT 10 AM

FORT MADISON, IA  
 Auction held on site at  
 2023 303rd Ave., Ft. Madison, Iowa



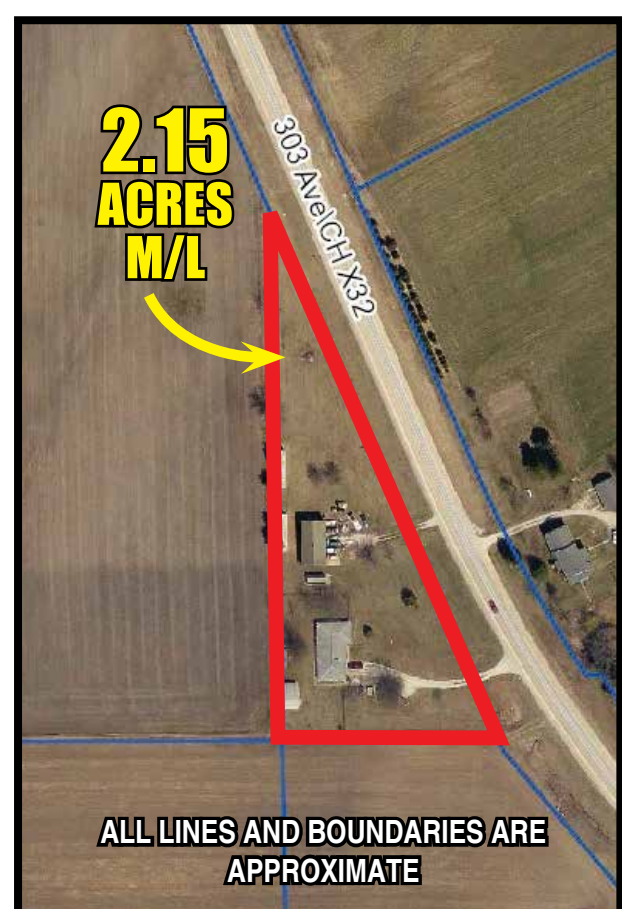
For more details go to  
**SteffesGroup.com**



605 East Winfield Avenue  
 Mt. Pleasant, IA 52641-2951  
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 WITH 30'X60' MORTON SHOP



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