

Lee County Real Estate AUCTION

THURSDAY, JUNE 23, 2016 | 4:00 P.M.

Open House on Thursday, June 9th from 4-5 PM or by appointment.

FT. MADISON, IOWA

Auction held on site at 1525 303rd Ave., Ft. Madison, IA

Located 5 miles north of Ft. Madison on 303rd Ave./ County Highway X32 OR ½ mile south of Denmark, IA on 303rd Ave./County Highway X32.

FOUR BEDROOM HOME ON 6.5 ACRES M/L

This country acreage presents a fantastic opportunity for someone that wants to do it yourself and update this home to a contemporary look.

This four bedroom home was built in 1960 with 1,728 sq.ft. of living space on the main level. This home features a large living room and a kitchen with dining area. There is a master bedroom with double closets along with three additional bedrooms & a full bath on the main level. Adjacent to the kitchen is a utility room with built in cabinets, refrigerator and a potential ¾ bath.

The full unfinished basement has ample room for storage along with washer/dryer hookups, Heil gas forced air furnace w/ central air, sump pump, electric water heater, 200 amp breaker box and rural water.

There is a 22'x26' detached workshop with a wood floor along with a few older buildings that are in need of repair. Of the 6.5 acres m/l, there are approx.. 2 acres of hay ground with the balance being timber.

Included: 1,000 gal LP tank, (2) Refrigerators, Stovetop, Built in Oven, Dishwasher, Deep freezers, Contents of buildings, Any personal property still on property at closing

TERMS & CONDITIONS

TERMS: 10% down payment on June 23, 2016. Balance at closing with a projected date of August 9, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of August 9, 2016.

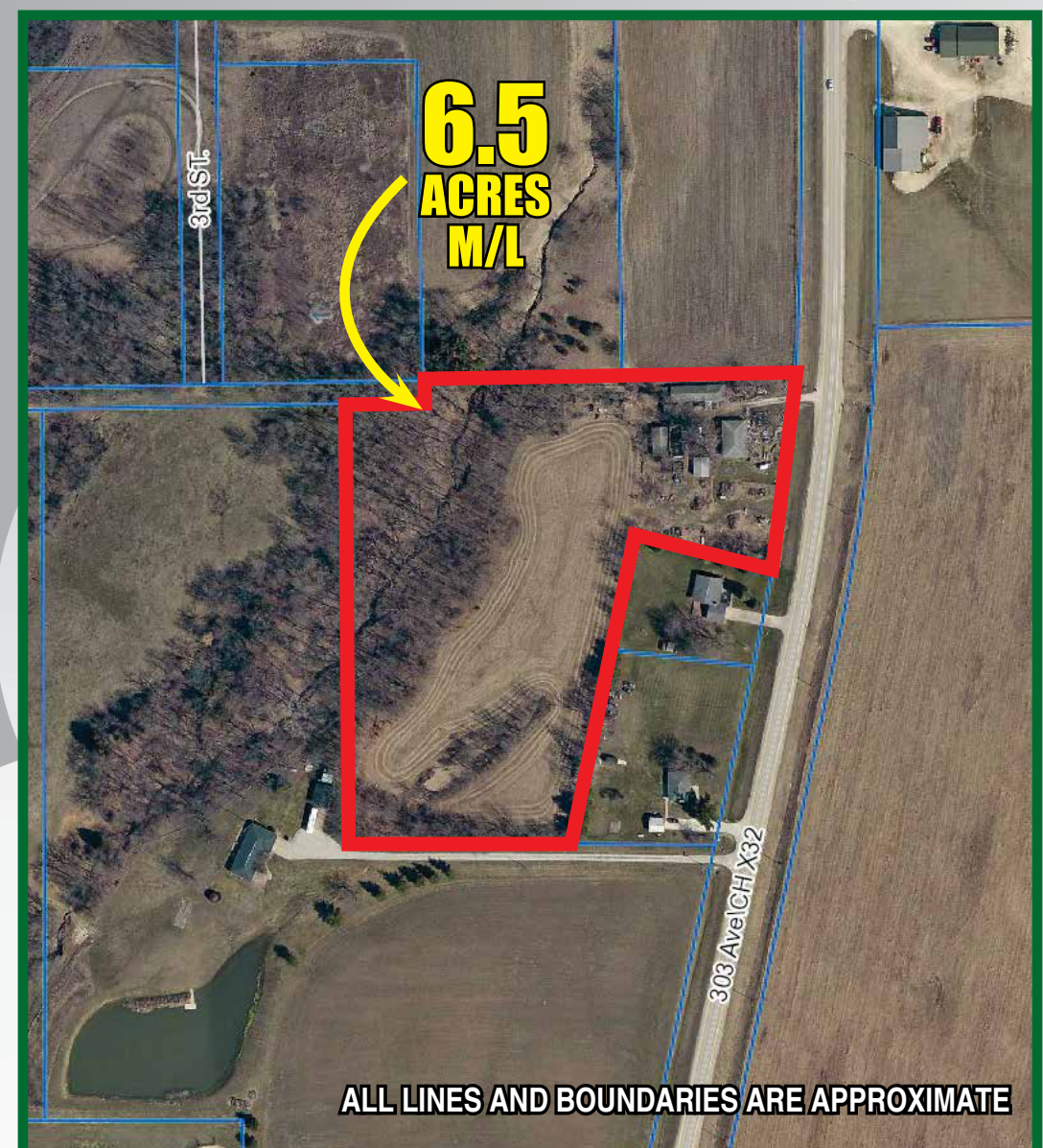
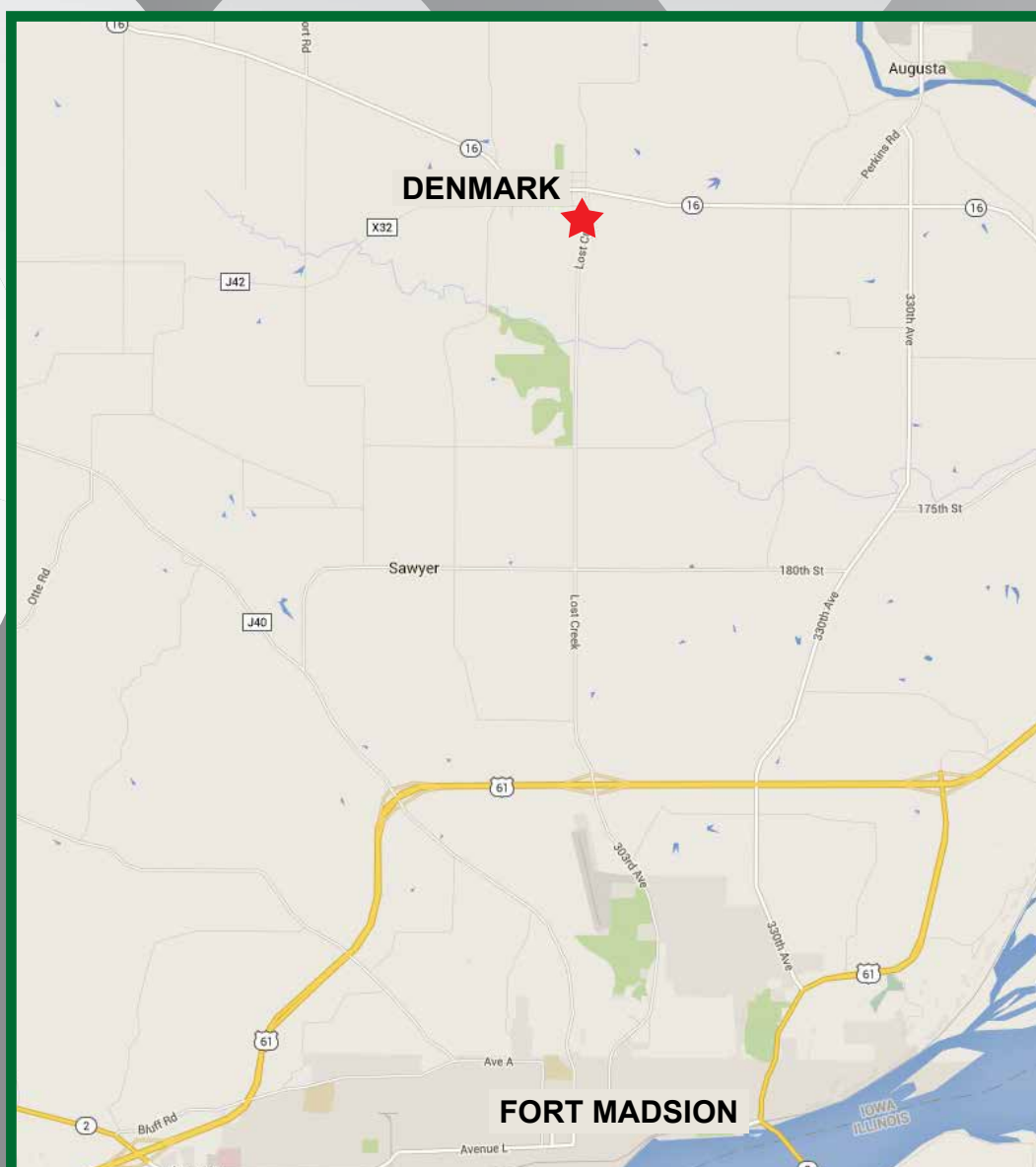
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

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

Gross:	\$1,171.27
Homestead Credit:	(131.80)
Net:	\$1,040.00 (ROUNDED)
Assessed Value:	\$80,010.00

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 are 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.



DAVID A. EPPERS ESTATE

Karen Huffman – Executor

Elaine F. Gray – Attorney for Estate

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



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THURS, JUNE 23, 2016 AT 4 PM

FORT MADISON, IA
 Auction held on site at
 1525 303rd Ave., Ft. Madison, Iowa



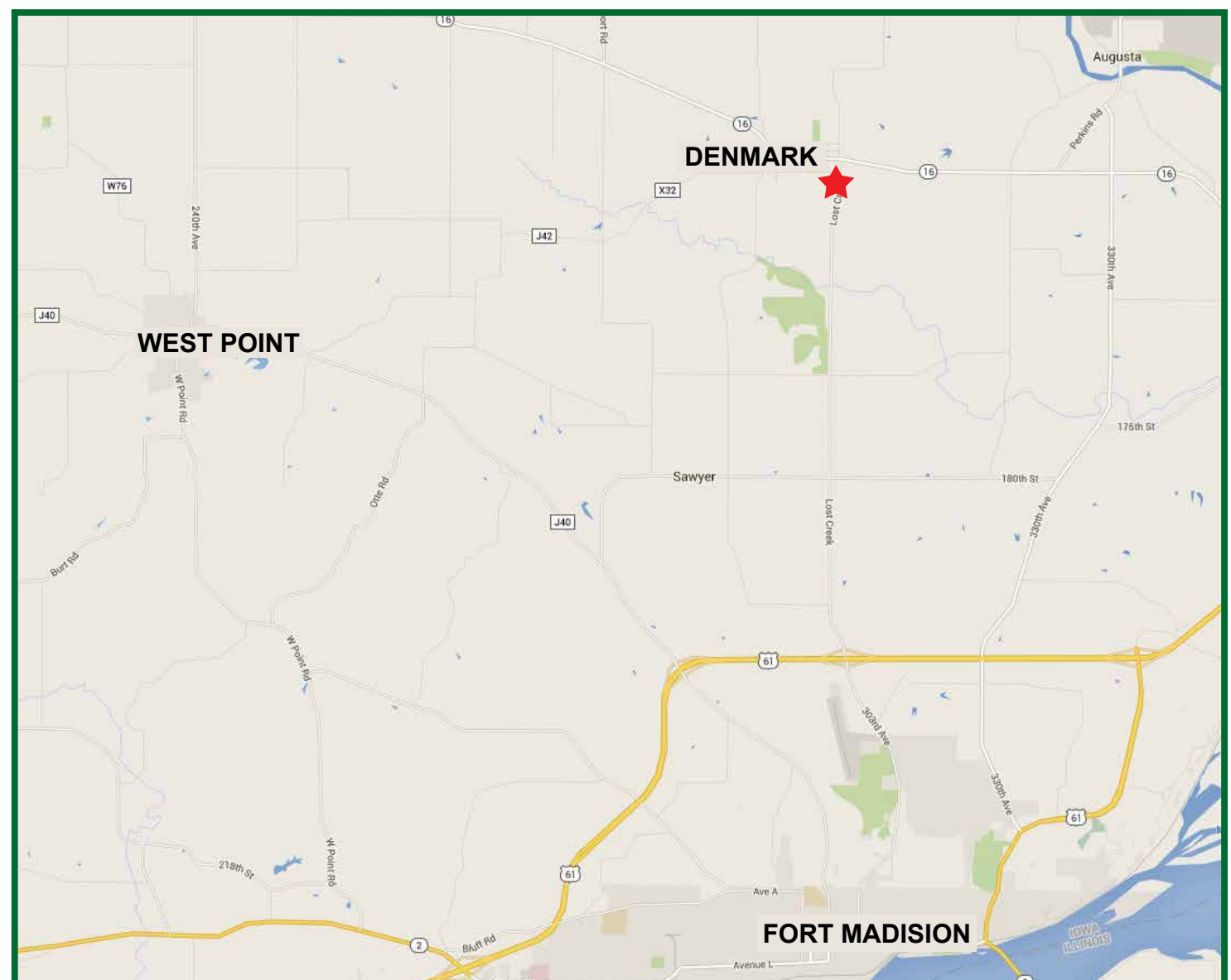
For more details go to
SteffesGroup.com



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

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