

Real Estate & TOWING BUSINESS AUCTION



All lines and boundaries are approximate.



FRIDAY, JUNE 16, 2017 | 10:00 A.M. REAL ESTATE SELLS FIRST

Open House on Friday, June 2nd from 10-11AM or by Appointment

TRACT #1 – LARGE HOME & BUILDING ON 1.68 ACRES M/L

Located at 2252 & 2254 East Burlington Avenue
Here is your chance to own a home and shop together in a visible location on the edge of Fairfield, IA. There is 3,340 sq.ft. of shop space between the two attached buildings. The 40'x46' building built in 1976 has an office area with storage, ½ bath, attic storage above the office and shop area with a 12' overhead door & opener. The 30'x50' building built in 1967 has shop area with two 12' overhead doors & openers and a Tempstar gas furnace.

The large split level home features over 3,000 sq.ft. of space on two levels! The home was built in 1977 with the upper level offering a living room with brick fireplace, kitchen with breakfast bar, dishwasher, built in stove top & oven, dining area with sliding glass door, master bedroom with master bath & double closets, two bedrooms and a full bath.

The lower level features a living room with brick fireplace, an updated eat in kitchen with refrigerator, family room, one bedroom, a ¾ bath and a storage room with a built in sauna room and washer & dryer.

Other features of the home include an attached 24'x36' 2 car garage with workshop area, electric baseboard heat, electric water heater, breaker box & city water. Home & buildings are situated on 1.68 Acres M/L.

Included: Chicken house, Refrigerator, Stove, Built in stove top & oven, Washer & Dryer, Window air units.

Not included: All Personal Property, All Towing Equipment, 1,000 gal LP tank

Real Estate Taxes:
Gross \$1,931.23
Homestead Credit (\$129.72)
Net Taxes: \$1,802.00 (rounded)
Assessed Value: \$167,800

TRACT #2 – 3.31 ACRES M/L

Located at 2263 Middle Glasgow Road.
Take a look at this potential wooded building site close to town! There is an old abandoned home and other small buildings on this site.

Not included: Vehicles & Brush mower

Real Estate Taxes - Gross/Net: \$620.00
Assessed Value: \$44,800

TERMS: 20% down payment on June 16, 2017. Balance due at closing with a projected date of July 31, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 31, 2017.

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.

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 future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Jefferson County & Iowa Laws & regulations.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The seller shall not be obligated to furnish a survey.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- 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.

Auctioneer's Note: Due to the untimely death of Richard Greenfield, Steffes Group will sell the real estate and the equipment of his towing business at auction. If you are looking to expand your business, here is your opportunity to purchase a home and building in one package.



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FAIRFIELD, IOWA

Auction to be held onsite at 2252 – 2254 East Burlington Ave. (Business Highway 34), on the east edge of Fairfield

ROLLBACK & WRECKERS

2016 Freightliner M2, 46,242 actual miles, 1,280 hrs., ext. cab, Cummins L6 8.9L, Allison transmission w/ push button selector, 50 gal. alum fuel tank, DEF tank, AM/FM, Bluetooth, power windows, power locks, power mirrors, Michelin 255/70R22.5 tires, alum outer rims, w/ Century 22' aluminum rollback w/ winch, wheel lift, light bar & (2) side boxes, one owner. VIN 1FVACWCY6GHGZ2543

2001 Chevy C6500, 79,342 miles, Cat 3126 7.2L motor, Spicer 7 spd., chrome stacks, dual fuel tanks, backup camera, Pioneer radio, power windows, power locks, Michelin 255/80/22.5 tires, alum outer rims, w/ Jerr-Dan 120 wrecker, Superwinch, MDW wheel lift, light bar, VIN 1GBK7H1C11J508585

2001 Chevy 3500 Silverado, 203,123 miles, 4x4, Vortec 6.0L, automatic, AM/FM, CD, power windows, power locks, 215/85R16 tires, w/ hyd. wrecker w/ Ramsey winch, wheel lift & light bar, cracked windshield, VIN 1GBJK34U81E298688

1994 Chevy Kodiak Silverado, 367,411 miles, Cat 3116 6.6L, 6 spd., AM/FM, power windows, power locks, missing back window, w/ Vulcan 19' aluminum rollback w/ Ramsey winch & wheel lift, light bar, (2) alum deck plate tool boxes

VEHICLES, TRACTOR & TRAILER

1994 Ford F150 XL pickup, 255,039 miles, 2WD, 6 cyl. 4.9L, automatic, shortbed, topper, AM/FM, P235/75R15 tires.

1986 Chevy Custom Deluxe 20 pickup, shows 35,728 miles, 4x4, V8, automatic, Jensen steel flatbed, sells with Western 8' snow plow, 235/85R16 tires.

1990 Buick Park Avenue, 109,891 miles, 4 door, 3.8L V6, automatic, power windows & locks, red cloth interior

Farmall 706, NF, diesel, 1 hyd., fast hitch, 540/1000 PTO, 18.4-38 rears

6' Fast hitch blade
IH fast hitch draw bar

Rice 5'x10' single axle trailer, 4' ramp gate, 215/70/15 tires

SCOOTER, LP TANK & TOOLS

Janzy GT electric scooter; 1,000 gal. LP tank; Battery jump packs; **Chicago** bench drill press; Small portable sand blaster; Arc welder; Horizontal air compressor; Air pig; Tool chests; Assortment of sockets & wrenches; Floor jacks; Jack stands; **Condor** motorcycle wheel cart; Creeper; 4-Ways; Jumper cables; Several ball hitches; Paint mask stand; **Honda** GC160 motor; Shopvac; Ladders; Paint sprayers; Refrigerator; Maytag washer; 70# LP tank, LP heater; Office desk; Office chairs; (3) 4 drawer file cabinets; Shelving; Assortment of 13"-17" used tires; Other items found in a towing/recovery business.

ATTENTION SCRAPPERS!!

There will be approx. 12 abandoned vehicles to be sold pending status. Approx. 6 at 2252 East Burlington Avenue (Old Highway 34) & Approx. 6 at 2263 Middle Glasgow Road.



ONLINE BIDDING
available on major items at
Steffesgroup.com



RICHARD D. GREENFIELD ESTATE

Sondra Dick – Executor | Tim B. Kuiken – Attorney for Estate

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

view other side
for pictures





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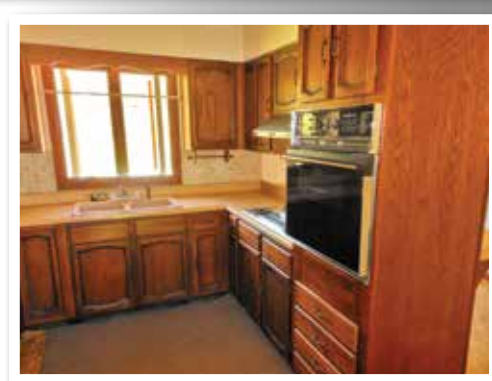
FAIRFIELD, IA Auction to be held onsite at 2252 - 2254 East Burlington Ave. (Business Highway 34), on the east edge of Fairfield



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

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