

Real Estate AUCTION



Mediapolis, Iowa

WEDNESDAY, AUGUST 30, 2017 | 4 PM

REAL ESTATE SELLS AT 6PM

THREE BEDROOM HOME

Enjoy this home with a country setting with in town amenities! The wonderful home is move in ready. The home has 1,439 total sq. ft. of living space. Spacious eat in kitchen with oak cabinets and new vinyl flooring, installed in 2016. The open living room has engineered 3/8" hardwood floors, installed in 2016. The main level also has a full bathroom with heated tiled floors. Also on the main level is a bonus room with built in cabinets and a back door leading to the large 16'x36' concrete patio. The upstairs has a master bedroom with laminated flooring and a 1/4 bath off of the master bedroom. Also on the second level are two more bedrooms with laminated flooring, one with a French door leading to the 12'x18' deck overlooking the backyard.

The home was set on a new foundation in 1989. The basement has a bedroom (non conforming), 1/4 bath, laundry/storage room with a Lennox hi efficient gas furnace with central air, gas hot water heater and a 150 amp breaker box. Other features of the home include a 9'x36' concrete front porch with vinyl railing, metal roof installed in 2014, driveway installed in 2017 and updated windows.

If you are looking for garage storage space, this property has plenty! The 32'x38' three car detached garage was built in 2009. It was built with 2' concrete side walls, four overhead garage doors with openers and a walkup attic door. The 30'x40' shop was built in 2008. It was built with 4' concrete side walls, four overhead garage doors with openers and a bathroom. All situated on a 141'x315' lot, which is over 1 acre of land with mature trees!

Included: Storage cabinet in master bedroom, Portable storage shed
Not included: Refrigerator, Stove, Washer, Dryer, Upright freezer, Windmill, Dinner bell, All personal property.

TERMS: 10% down payment on August 30, 2017. Balance at closing with a projected date of October 13, 2017, upon delivery of merchantable abstract and deed and all objections have been met.
POSSESSION: Projected date of October 13, 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.

Gross	\$2,150.24
Hm. Cr.	(\$154.56)
Net	\$1,996.00 (rounded)

SPECIAL PROVISIONS:

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

There is a 16' easement along the east side of the property for the adjoining land owner for the purpose of ingress/egress of the fillable land to the north.

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.

Steffes Group, Inc. is representing the Seller.

Any announcements made the day of sale take precedence over advertising.

REAL ESTATE PREVIEW: Wednesday, August 16th from 4-5 PM



**Auction to be held onsite at
1107 North Street, Mediapolis, Iowa**

ENCLOSED TRAILER & PORTABLE SHED

Cargo Mate 12'x6' single axle enclosed trailer, cargo door & curb side door.

CONCRETE FORMS & EQUIPMENT

Bobcat hyd. jackhammer, skid steer mount; 300' 4" metal sidewalk forms; **Whiteman** 3' trowel machine; **Allen** 3' trowel machine; **Vibra Strike** concrete screed w/ 12' & 14' screed boards; (2) **Fresno** 48" concrete trowel w/4'-6" handles; (2) 20" plate compactors; **Stihl** TS400 12" cut off saw; Concrete stamps; Concrete blankets; Aluminum concrete chute; Concrete chain saw; **David White** transit; Metal nail hole stakes

SCAFFOLDING & SHOP EQUIPMENT

Scaffolding (4) Ends 2'x5', (12) Ends 5'x5' w/ cross braces & wheels; (4) Aluminum planks; **Lincoln** portable mig welder; **Ridgid** 1 1/2 HP 5 gallon air compressor; **Schumacher** 12V wheel battery charger; Cutting torch w/ tank; 3800 PSI gas powered pressure washer; **Craftsman** 10" table saw; **Bostitch** air coil framing gun; **Bostitch** air finish gun; Air palm nailer; **Dewalt** 18V sawzall; **Dewalt** 18V hammer drill; **Porter Cable** biscuit joiner; 20' extension ladder; 4' double sided stepladder; (2) **Tradesman** "Helping Hand" II work support; Step ladders; Roof jacks; Sheetrock lift; **Shop Vac** 20 gal 6 1/2 HP; Floor jack 1 1/4 ton; 2" gas water pump; Jackson wheelbarrow; (2) Roofing forks; LP gas heater; Electric sump pump; Air wrench & sockets; Electric battery charger; Roofing nails; 7" wet tile saw; Diamond plate 57" truck tool box; PVC fittings 1"-4"; Various lumber to include: 2"x4"x6', 2"x4"x8', 2"x4"x10', 2"x4"x12'

APPLIANCES & FURNITURE

Maytag front load washer; **Maytag** gas dryer; **GE** refrigerator w/ icemaker; **Maytag** gas oven; **Montgomery Ward** upright freezer; Couch w/recliner on each end; Oak end table; Oak TV/entertainment center; Handmade oak bookcase; Antique dresser; Vintage dresser; Antique oak desk; Vintage Lane cedar chest; Wicker table; Hardy Lawn Furniture in IA City - Amish built wooden porch swing; Outdoor chairs; Black kettle flower pot; **Phoenix** stainless gas grill; 1960's Showboat Toy in original box (good condition); Old child's wicker rocking chair; Old photos & books; Numerous household items; Some antique & vintage items; (3) Jim Killen numbered prints matted in oak frame.

MANY MORE ITEMS TOO NUMEROUS TO MENTION.



Michelle R. Hobbs & Mediapolis Contractors, Inc.

Roger A. Huddle - Attorney for Seller

For details contact contact Nate Larson of Steffes Group, 319.385.2000 or by cell 319.931.3944

