

Old Fashioned Country AUCTION



Real Estate and Antiques



Wayland, Iowa

TUESDAY, SEPTEMBER 19, 2017 | 3 PM

REAL ESTATE SELLS FIRST!

COUNTRY ACREAGE WITH BUILDINGS ON 4 ACRES M/L

Move to the country with this two story home with 2,100 sq.ft. of living space. The kitchen has ample cabinet space and an electric stove. The adjoining dining room has a wood stove. The large family room features a built in desk & cabinets and a second living room with carpet. Also on the main level is the laundry room with washer, dryer, sink and a separate full bath. The upstairs has two bedrooms and a walk in closet.

The basement has a ComfortMaker high efficient gas forced air furnace (installed 2016) with central air, electric hot water heater, water softener & fuse box. Rural water is across the road, while the home is serviced by two wells with permanent easements to said wells. The septic system will be updated and the expense will be paid by the seller's prior to closing.

Outbuildings include: 20'x60' garage with wood floor & rear heated workshop space, 22'x40' machine shed, 20'x40' barn with hay loft, 24'x40' building with concrete floor, 20'x24' open front cattle shed, 24'x32' crib, 24'x50' open front cattle shed with concrete lot.

All situated on 4 acres M/L, subject to final survey.

Included: 500 gal. LP tank, Wood stove, Electric stove, Washer, Dryer, Water softener, Merry-go-round

Not included: Refrigerator, 500 gal. fuel tank, All personal property

Terms: 10% down payment on September 19, 2017. Balance due at closing with a projected date of November 3, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 3, 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.

Approximate Real Estate Taxes, as home is being split from farm not selling.

Gross	\$710.00
Hm. Cr.	(140.83)
Net	\$ 569.17 (Approx.)

Special Provisions:

The property will be surveyed prior to the auction, by a licensed surveyor.

The septic system will be updated and the expense will be paid by the seller's prior to closing.

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

The home is serviced by two wells, which are not on said property. There will be permanent easements established for the wells, giving the acreage owner 100% water rights & access to said wells. The acreage owner will also have 100% of the cost to maintain said wells. The easement shall last until the wells are abandoned or are no longer in use.

The buyer will be responsible for 100% of the fencing around the acreage, if needed or desired.

This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.

Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited. 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: Tuesday, September 5th from 4-5 PM



Auction located 2 miles north of Wayland on W55, then west 1 mile on 320th St., then ¼ mile south on Orange Avenue to **3245 Orange Ave, WAYLAND, IA**

VEHICLES, TRACTOR & MOWERS

1998 Mercury Mystique LS, 104,710 miles, 4 door, 2.5L V6, auto, cloth, PW, PL, AM/FM cassette, 205/60R15 tires on alum wheels

1979 Chevy Sierra Grande 15, pickup, shows 90,053 miles, 4x4, reg. cab, long bed, 400 V-8, auto, posi track; dual fuel tanks, P235/75R15 tires, spare bumper & front fender

1962 Chevrolet Corvair, 2 door coup, engine was overhauled 1,000 miles, partially restored, needs gas tank & breaks

McCormick Farmall A, sells w/ Woods L59 belly mower, WF, rear PTO, draw bar hitch, 10-24 rears

Simplicity 3416 riding lawn mower, 16hp, 42" deck, hydro

Simplicity 3410-S riding lawn mower, 10hp, 42" deck, 3 spd.

Honda ATC 90, 3 wheeler, pull start
500 gal. fuel tank; 300 gal. NH2 tank converted to LP tank; Manual tire machine; **Homelite** chainsaw; Grinder; Gates; Steel panels; Posts; Iron pile; old walking plow

GRAIN BINS

(2) 18' 3,000 bu. grain bins, 1 with dryer floor, to be removed by December 31, 2017

ANTIQUE FURNITURE & ANTIQUES

Seller's kitchen cabinet; Curio cabinet w/ claw foot; (2) Dry sinks w/ towel bar; 3 drawer dresser; 4 drawer iron bed; Oak rocker; Oak high chair w/ leather bottom; Childs rocker; Baby bed; Wood bench; White pedal sewing machine; Several cedar chests; Small drop leaf end table; Corner curio cabinet; Rocking chair; Glider rocker; Bench glider rocker; Cane bottom chairs; School desk; Potato bin; Rug beater; Crocks; Jugs; **Dazey** butter churn; Crock washer; Coffee grinder; Several antique & primitive items; Miniature A&W root beer mugs; Wayland Creamery creamer; Dinner bell; Steel wagon wheels; (2) hand well pumps; Pitcher pump; Horse head hitching post; Camel back trunk; Lanterns; Sun dial; Copper boiler w/ lid; Clipper sled; Scale; Spinning wheel & loom

REFRIGERATOR & FURNITURE

Frigidaire refrigerator; Handcrafted bench hall tree w/ mirror; Oil lamps; Book shelves; End tables; Lamps; Hall tree; Buffet china cabinet; Secretary cabinet; Butcher block cart; Plant stands; Pitcher & bowl; McCoy vase; Frankoma glassware; Milk glass; Red glassware; Glassware; Cookbooks; General household items; Kitchen utensils; Rolling pin collection, Grandmother clock



HAROLD R. STEELE

Doug Steele – Power of Attorney | Craig A. Davis – Attorney for Seller

For details contact contact Lynn Richard of Steffes Group, 319.385.2000 or by cell 319.931.9090



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