

Real Estate AUCTION



TUESDAY, OCTOBER 10, 2017 | 4 PM

PREVIEW: Tuesday, September 26th, from 4-5PM

BRIGHTON, IOWA

LARGE 2 STORY COUNTRY HOME ON 2.94 SURVEYED ACRES

This four bedroom home was built in 1920 with 1,760 sq. ft. of total living space. The kitchen has a built in double oven & electric stove top. Adjacent to the kitchen is a full bath. Other highlights of the main level include a large living room with wood floor, a dining room with wood floor and a bedroom. The upstairs has three bedrooms, full bath and a walk up attic.

The basement has a Comfortmaker high efficient gas forced air furnace with central air. Also in the basement are the washer, dryer, deep freeze and dehumidifier, which are included. The home has rural water & 2 wells (condition unknown), gas hot water heater & 100 amp breaker box. The home has an attached 2 car garage with a Lennox hanging gas heater.

Situated on 2.94 surveyed acres. Outbuildings include a 40'x80' machine shed with dirt floor, a 26'x40' shed, a corn crib and an older barn. The grain bin has been sold.

Included: Built in double oven, Electric stove top, Washer, Dryer, Deep freeze, Dehumidifier.

Not included: Grain bin, LP tank

Terms: 10% down payment on October 10, 2017. Balance due at closing with a projected date of November 22, 2017 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 22, 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.

Real Estate Taxes

Gross	\$1,223.67
Homestead	(\$139.35)
Net	\$1,084.00

Special Provisions:

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

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.

The grain bin has been sold and the buyer of the bin has been granted access & use of the bin and has been given 12 months from the time of the closing to remove said bin. If the grain bin is not removed within in said timeline, the grain bin will become the property of the acreage buyer.

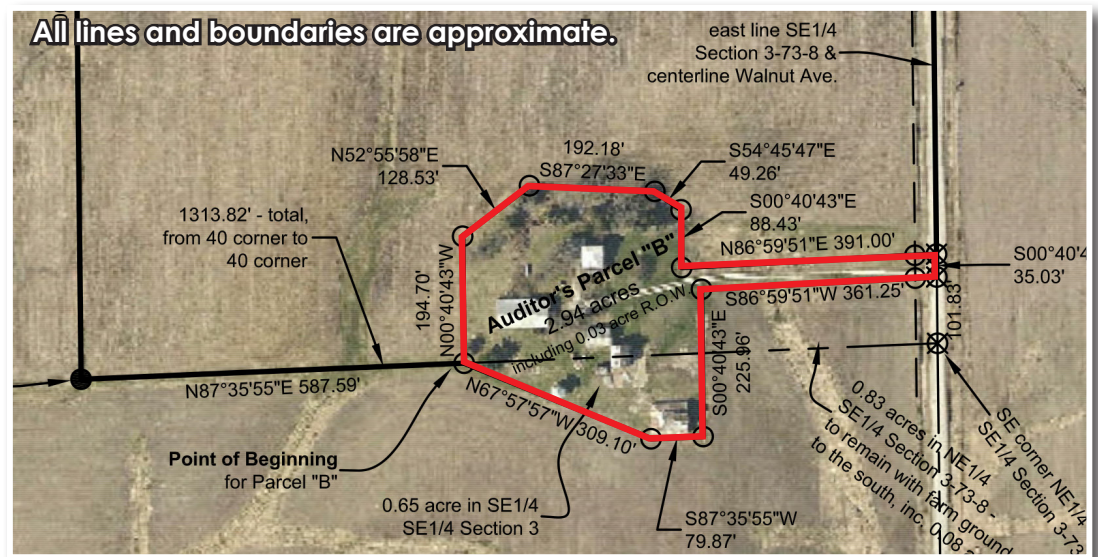
It shall be the buyer's responsibility and expense to inspect, repair and/or update the septic system and acquire the DNR Time of Transfer certificate for the septic system. This shall be done prior to closing.

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.

The home is located 4 miles east of Brighton on Highway 78, then 1 mile south on Walnut Avenue. Watch for auction signs. Auction held on site at **1074 Walnut Avenue, Brighton, Iowa.**



LARRY D. WIKOFF

Richard L. Fehseke – Attorney for Seller

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

Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

Licensed to sell in IA, MN, ND, SD, MO, & IL

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