

# Real Estate AUCTION



**THURSDAY, OCTOBER 19, 2017 | 4:00 P.M.**

*Open House on Wednesday, October 4th from 4-5 PM*

## COUNTRY ACREAGE & BUILDINGS ON 3.39 ACRES M/L

Looking for a country acreage with usable buildings for horses or 4H projects? Take a look at this property that is setup for livestock! The two story home has 1,823 sq.ft. of space on two levels. The home features a large eat in kitchen with oak cabinets, refrigerator, gas stove & dishwasher. Adjacent to the kitchen is a full bath. The large living room offers hardwood floors and a wood burning stove. The main level also features two bedrooms with hardwood floors, dining room with hardwood floors and another full bath with laundry. The master bedroom offers French doors to the 8'x26' enclosed sunroom. The upstairs has two bedrooms with wood floors.

Spend the evenings enjoying the large front porch overlooking the orchard of apple, pear, plum & peach trees. Home amenities include a partial basement with a high efficient gas forced air furnace & central air (new in 2017), gas hot water heater, 100 amp breaker box and a well.

Outbuildings include: 30'x40' former milking parlor with cement floor, 110' open front cattle shed with concrete floor, 40'x60' open front machine shed, 24'x36' garage with half concrete floor, 24'x26' 2 car garage with concrete floor and a 12'x20' chicken house with concrete floor. All situated on 3.39 acres M/L.

**Included:** Refrigerator, Gas stove, Dishwasher, Windmill, 500 gal. LP tank

**Not included:** Washer, Dryer, All personal property

**TERMS:** 10% down payment on October 19, 2017. Balance due at closing with a projected date of December 4, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of December 4, 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/Net: \$1,724.00

### 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 septic will be updated in accordance with Des Moines County & Iowa Laws & regulations, prior to closing, at the Seller's expense.
- 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.
- 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.
- The Seller is a licensed real estate agent in the State of Iowa.
- Any announcements made the day of sale take precedence over advertising.



## MEDIAPOLIS, IOWA

Located 1 ½ miles east of Mediapolis on Mediapolis Road, then 4 ½ miles southeast on Pegtown Road, then ½ mile south on Falcon Road to 20015 Falcon Road, Sperry, Iowa.



**NATHAN R. & HEIDI A. LARSON**

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

