

Real Estate AUCTION



FRIDAY, NOVEMBER 3, 2017 | 3:00 P.M.

Open House on Friday, October 20th, from 3-4 PM

COUNTRY ACREAGE WITH 10.87 ACRES M/L

Move to the country with this home which has been extensively remodeled and is ready to move into. This home offers 1,925 sq.ft. of living space on the main level. The updated kitchen features a breakfast bar along with stainless steel appliances including Amana refrigerator, Whirlpool gas stove, Whirlpool microwave & KitchenAid dishwasher. The large family room has a wood burning stove, laminate flooring and a sliding glass door to the deck, overlooking the back yard. There is a bonus room off of the family room with French doors & laminate flooring.

The master bedroom offers double closets and an adjoining full bath & laundry room. The main level also offers another bedroom with hardwood floors, living room and entryway with hardwood floors. The French doors from the living room lead to the adjacent sunroom.

Of course you will want to enjoy the country evenings on the porch overlooking the beautiful surrounding landscape. Downstairs includes a family room with a murphy bed & egress window and a ¼ bath. Amenities include a Goodman high efficient gas forced air furnace with central air, electric water heater, water softener, sump pump, a well and a 200 amp breaker box.

The acreage has an attached 30'x30' two car garage. Situated on a 10.87 acres M/L surrounded with timber and 3.89 acres in hay.

Included: Amana refrigerator, Whirlpool gas stove, Whirlpool microwave, KitchenAid dishwasher, Water softener, 1,000 LP tank

Terms: 10% down payment on November 3, 2017. Balance due at closing with a projected date of December 18, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 18, 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 \$2,852.17
 Ag Cr. (\$5.65)
 Hm. Cr. (131.90)
 Net \$2,716.00 Rounded
 With 2.63 acres in Forrest Reserve

SPECIAL PROVISIONS:

- The property will be surveyed prior to the auction, by a licensed surveyor.
- The septic system will be inspected prior to closing, with the expense being paid by the seller.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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.



MUSCATINE, IOWA

Auction located 3 miles west of Muscatine on Highway 22, then 1 ½ miles north on Keokuk Avenue, then ½ mile west on Bayfield Road to 2011 Bayfield Road.



DONNE L. & SALLY A. WAGNER

John R. Eichelberger – Attorney for Seller

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

