

Real Estate AUCTION



TUESDAY, NOVEMBER 21, 2017 | 10 AM

REAL ESTATE SELLS FIRST!

RANCH STYLE HOME ON 2 ACRES M/L

Take a look at this move in ready home in the country. This one owner modular home has 1,469 sq.ft. of space and was built in 1986. This home offers three bedrooms, with a master bedroom with a master bath & walk in cedar lined closet. The home also features a spacious living room with a wood burning fireplace with gas log, formal dining area and full bath. The kitchen has a GE gas stove, dishwasher, microwave & garbage disposal. Off of the kitchen is the main level laundry.

You will want to spend time in the backyard, enjoying the beautiful landscaping & outdoors on the deck with an attached 12' x 11.5' gazebo. The property has a detached 24'x36' 2 car garage, a detached 20'x24' garage/shop and a 10'x12' yard shed. Home amenities include a Rheem Classic 90 plus efficient furnace with central air, vinyl replacement windows, vinyl siding, rural water, Access Energy electric and Van Buren School District. All situated on 2 Acres M/L, subject to final survey.

Included: GE gas stove, Dishwasher, Microwave, Garbage disposal, Yard shed

Not included: LP tank(leased from B&B), Refrigerator, Washer, Dryer, All personal property

TERMS: 10% down payment on November 21, 2017. Balance due at closing with a projected date of December 28, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 28, 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	\$686.34
Hm. Cr.	(130.06)
Ag Land Cr.	(1.36)
Net	\$554.00 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.
 - The property will be surveyed prior to the auction, by a licensed surveyor.
 - 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.
 - 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. It shall be the buyer's responsibility to correspond with the Van Buren County Sanitarian and have the proper paperwork completed prior to closing.
 - The buyer of the real estate shall reimburse the seller for the remaining gas in the LP gas tank at the current rate on the day of 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.

REAL ESTATE PREVIEW: Tuesday, November 7th from 4-5 PM



All lines and boundaries are approximate.

Auction located 1 1/2 miles north of Stockport on Stockport Road, then 3/4 miles east on 115th Street to **28759 115th Street, STOCKPORT, IA**

Items to Be Sold After the Real Estate

PICKUP, TRACTOR, UTV & LAWN MOWER

2011 Dodge Ram 1500 Laramie. 20,700 miles, quad cab, 4x4, 5.7 Hemi, 5 spd. automatic, leather, heated front seats, navigation, 6.5" touch screen display, Uconnect, ParkSense rear park assist system, ParkView rear backup camera, remote keyless entry, remote start, receiver hitch, running boards, rubber bed mat, alum chrome rims, 275/60R30" tires, VIN 1D7-RV1G14BS-691139



2007 John Deere 3320 tractor, MFWD. 943 hrs., cab, air, AM/FM stereo, sells with 300 CX loader, 72" 7 iron commercial 72 mower deck, mid mount hyd. couplers, 3 pt., quick hitch, 540 PTO, rear weights, SN H332919.



2007 Kawasaki Mule 610, 4x4. 475 hrs., electric dump bed, camo color, roof, windshield, bed liner & wheel covers.

2012 John Deere X310 lawn mower. 205 hrs., 42" edge extra cutting system, hydrostatic, SN# JCM 223854

Ohio Steel pull type lawn sweep

TOOLS
C-Aire portable air compressor; Large vice; 10 gal air tank; Aluminum extension ladder; Aluminum bolt rack with bolts; Misc. end wrenches & tools.

FURNITURE
10 piece Oak bedroom set to be sold as a set: Headboard, Electric adjustable frame/base, Queen sized mattress, 2 bedside tables and Chest of drawers, Desk with hutch and cane bottom chair, 9 drawer dresser with mirror, 3 drawer chest with hutch. Leather chest; Upholstered couch; Leather rocker/recliner love seat; Oak sofa table; Oak hall tree; Oak corner cabinet; Round oak dining table with extensions; 3 piece corner computer desk; Oak rocker; Antique cane bottom chair; Side table; Card table and chairs; White wicker queen sized head board; Antique White wicker doll bed; White wicker night stand; White wicker chair; White wicker stool; (2) Barn quilts; Lamps; Misc. dishes & kitchen utensils; Misc. knickknacks; Charles Freitag pictures - 2 oblong.



APPLIANCES
Whirlpool side by side refrigerator/freezer w/ ice & water in door; GE washer; GE dryer; Whirlpool refrigerator/bottom freezer.

MAYNARD AND CAROLYN EDWARDS REVOCABLE TRUST
Maynard J. Edwards & Carolyn J. Edwards – Trustees | Tim B. Kuiken – Attorney for Seller
For details contact Lynn Richard of Steffes Group, 319.385.2000 or by cell 319.931.9090

