

Lee County Real Estate

AUCTION



2375 257th Street
Montrose, Iowa

Auction to be held on site

THURSDAY, MAY 17TH, 2018 AT 4:00 PM

2 BEDROOM MOBILE HOME ON .46 ACRES

This 1969 12'x60' mobile home offers 684 square feet of living space and sits on a spacious .46 acre lot. This home host 2 bedrooms and 1 bath with an eat in kitchen. The home is vinyl sided with a metal roof and a 12'x16' front wood deck. Selling with the home are the gas stove, an electric washer and dryer, window air conditioners, electric water heater, and a gas forced air Red T Products furnace.

This property features a large backyard with mature trees located within a small community in a country setting. The home is serviced with Rathbun water, electric water heater, and a 60 amp fuse panel. This property includes a variety of outbuildings including a 18'x20' detached garage with vinyl siding and a concrete floor, a 18'x21' car port, a 9'x10 utility shed with a concrete floor, and 2 portable 10'x10' utility sheds.

Included: Stove, Washer and Dryer | **Not Included:** All Personal Property, LP Tank (rented)

Terms: 10% down payment on May 17th, 2018. Balance due at closing with a projected date of June 15, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of June 15, 2018.

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	\$345.51
Homestead Cr.	(\$120.12)
Net	\$225.00 (rounded)

Assessed Value: \$25,130

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.
- Seller disclaims any warranty on the septic system. It shall be the buyer's obligation to inspect and determine if the septic system complies with state and county septic code and whether it can be operational as installed. Any inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Lee County and Iowa laws and regulations. Buyer must also acquire the DNR Time of Transfer certificate for the septic system. This shall be done 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.
- The seller shall not be obligated to furnish a survey.
- 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.

**Open House on Thursday, May 3rd
from 4-5 PM**



All lines and boundaries are approximate.



GENE E. SAUER

Greg Humphrey – Attorney for the Seller

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



SteffesGroup.com

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Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

