

Washington County Real Estate & Land AUCTION

Brighton, Iowa

THURSDAY, NOVEMBER 1, 2018 AT 10AM

BRIGHTON, IOWA

Auction is located 2 miles north of Brighton on Highway 1 then ½ mile east on 315th Street, to 1804 315th Street.

Tract #1 – Beautiful Country Acreage on 28.30 Surveyed Acres

Enjoy this home with a spacious open floor plan featuring an open entry to the living room with fireplace and vaulted ceilings. The home was built in 2002 with 2,210 sq.ft. of living space on the main level. The kitchen offers glass front cabinets, breakfast bar, pantry, Frigidaire side by side refrigerator, Kenmore gas stove, Whirlpool dishwasher and built in microwave. The large master bedroom has a master bath with jetted tub, separate shower, walk in closet and a sliding glass door to the deck. The main level also offers two bedrooms, full bath, formal dining room and main level laundry.

The walkout basement has a family room with fireplace, kitchenette & bar. Along with two non conforming bedrooms and full bath. The storage room has a Weil-McLain gas boiler heat pump system and a Tempstar central air unit.

Other amenities of the home include in floor heat on the main level & basement, large composite deck, 6 panel doors, laminate flooring, 9' basement walls and rural water.

Along with the home there is a 40'x72' building ready to be finished the way you desire. This building is plumbed for 2 baths and features a covered patio and 3 overhead garage doors.

Explore the timber with trails and a small creek that runs through the property. All situated on 28.30 surveyed acres.

Included: Refrigerator, Stove, Dishwasher, Microwave

Not included: Rock, LP tank, Washer, Dryer, Freezer, Refrigerator & Stove in basement, All personal property

Tract #2 – 40.35 Acres M/L with Stocked Pond & Buildings

Own a piece of the country with an annual CRP income of \$4,372! A great recreational property with CRP income, stocked pond with bass, bluegill & crappie, a 56'x72' barn with new concrete, a 30'x40' corn crib and a grain bin with dryer. This property has rural water.

FSA info: 24.4 acres tillable, all of which is in the CRP program as follows:

24.4 acres at \$179.19 = \$4,372 and expires on 9-30-2020.

Corn Suitability Rating 2 of 52.3 on the tillable.

Not included: LP tank, All personal property.

TERMS: 10% down payment on November 1, 2018. Balance due at closing with a projected date of December 14, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 14, 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.

Tract #1	Tract #2
Gross \$4,789.24	Gross \$700.67
Hm. Cr. (145.13)	Family Farm (26.94)
Net \$4,644.00 (Approx.)	Ag Land Cr. (38.65)
	Net \$635.00 (Approx.)

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 seller will have the septic system inspected prior to the auction, at the seller's expense.
- It shall be the obligation of the buyer(s) to report to the Washington County FSA office and show filed deed in order to receive the following if applicable:
A. Allotted base acres. B. Any future government programs. C. Prorate of CRP.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- If one buyer purchases more than one tract the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)
- 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.

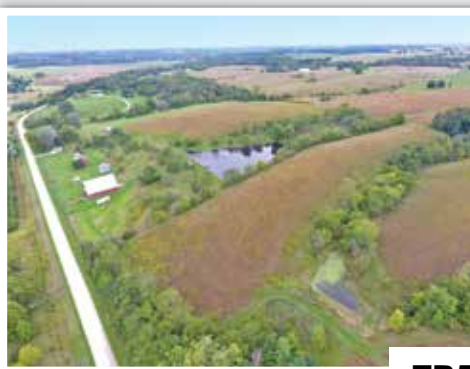
Open House on Wednesday, October 17th from 10-11AM



TRACT #1



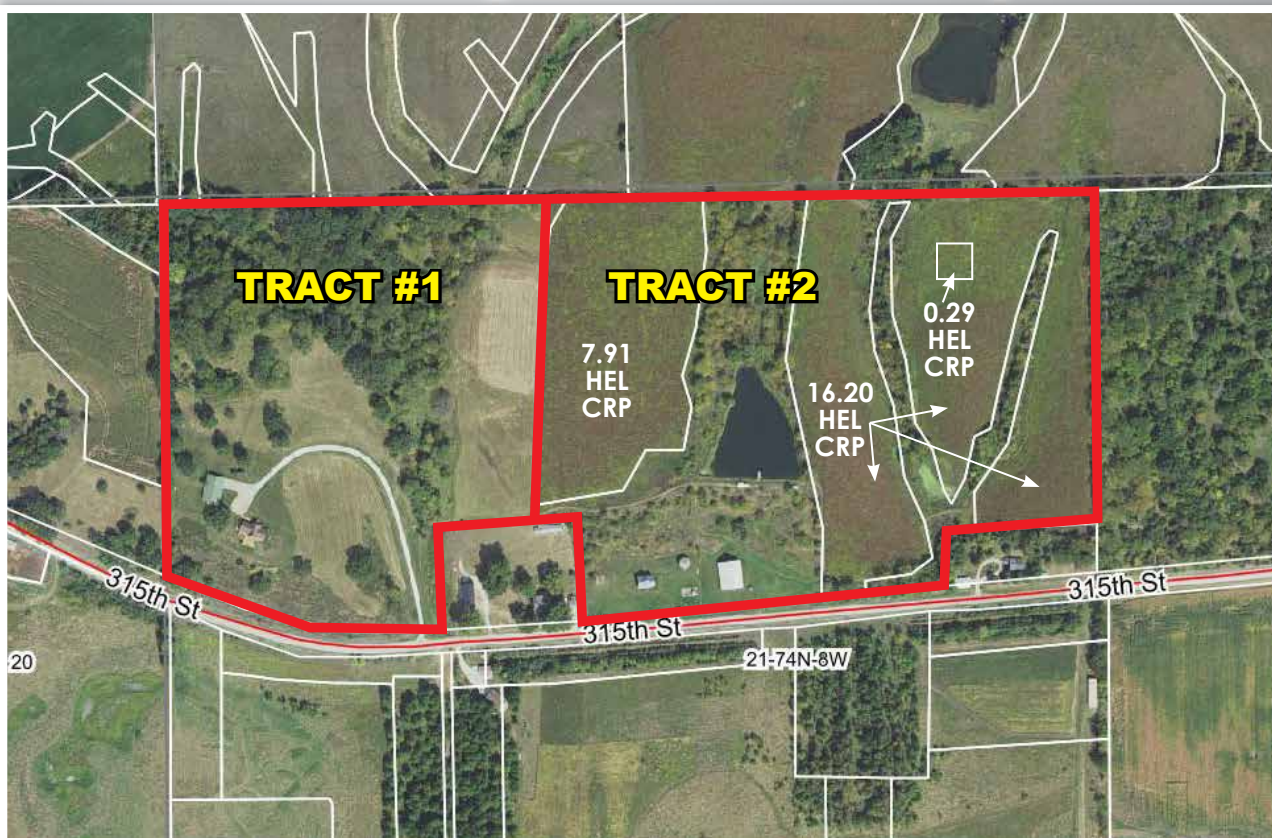
TRACT #1



TRACT #2



TRACT #2



JOANN ZAGER ESTATE & ROBERT D. ZAGER

Bill Hartsock & Blane Hurlocker – Co-Executors | Laurie Ann Moore – Power of Attorney
Robert G. Schlegel – Attorney for Seller

For details contact auction manager, Lynn Richard at Steffes Group, 319.385.2000 or by cell 319.931.9090



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA | 319.385.2000



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