

AUCTION

Montrose, Iowa

Auction held on site 2544 274th Street.
 Located 1 mile north of Montrose on Highway 61,
 then 1/10th mile east on 251st Avenue, then 1/10th
 mile east on 274th Street. Watch for auction signs.



Open House on Wednesday, February 20, from 4-5 PM

WEDNESDAY, MARCH 6, 2019 AT 4PM

Three Bedroom Ranch Style Home with Garage & Workshop

Here is a home you can fall in love with! This three bedroom home has river views along with a detached garage & workshop on 1.23 acres m/l. The home was built in 1973 with 1,248 sq.ft. of living space on the main level. Featuring a large living room, kitchen with a breakfast bar and adjoining dining room. Kitchen includes a pantry closet, refrigerator, electric stove & dishwasher. The main level has three bedrooms, a 3/4 bath and a 1/2 bath. The home also has a 14'x22' enclosed sun porch off of the dining room.

The basement has an L-shaped family room with bar, non-conforming bedroom, laundry room with washer, dryer & refrigerator and storage room. The home is an all electric home with electric heat, water heater & 200 amp breaker box. The home is serviced with a well.

This property also includes a 24'x48' detached garage & workshop. Approximately half is a two car garage with lean to storage and the other half is a heated and insulated workshop with a separate storage area with a roll up door for a garden tractor & lawn equipment. All situated on 1.23 acres m/l.

INCLUDED: (2) Refrigerators, Stove, Dishwasher, Washer, Dryer, Wall A/C unit in living room, (2) Lawn sheds

NOT INCLUDED: Upright freezer, Air compressor, Lawn ornaments & All personal property

TERMS: 10% down payment on March 6, 2019. Balance due at closing with a projected date of April 19, 2019 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of April 19, 2019.

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	\$1,803.45
Homestead Cr.	(121.57)
Net (rounded)	\$1,682.00

Assessed Value: \$129,360.00

SPECIAL PROVISIONS:

- This auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- 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 shall not be obligated to furnish a survey.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Lee County & Iowa Laws & regulations.
- 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.



All lines and boundaries are approximate.

Don't Miss the Two Ring Online Only Auction of the Personal Property: Tools, Furniture, Beer Collectibles & More
TIMED ONLINE AUCTION
OPENS: Wednesday, February 6th
CLOSES: Wednesday, February 13th, 5:30PM



BETTY F. WALKER ESTATE

David Walker & Fred Schrader, Jr. – Co-Executors

Richard Fehseke – Attorney for Estate

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

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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

