

# AUCTION

Conesville, Iowa

**71.85**  
Taxable Acres  
Sells in One Tract

**Conesville, Iowa**

Land is located 2 miles east of Conesville on 245th Street, then south on Edgewater Road. The access to the property is an easement through the adjoining land owner, it is approx. 1/4 of mile south of Edgewater Road.

**Auction to be held at the Conesville Community Center, 102 Third Street, Conesville, IA**

Nature is calling your name! Here is your opportunity to buy river front property along the Cedar River. This is a secluded recreational getaway with timber and a 3 m/l acre pond, making it a perfect habitat for wildfowl and waterfowl. Located in Sections 15, 21 & 22, Orono Township, Muscatine County, Iowa.

**Terms:** 10% down payment on April 2, 2019. Balance due at closing with a projected date of May 16, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** May 16, 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.

Real Estate Taxes:

Gross \$142.63  
Ag. Credit (\$6.57)  
Net \$136.00 (rounded)

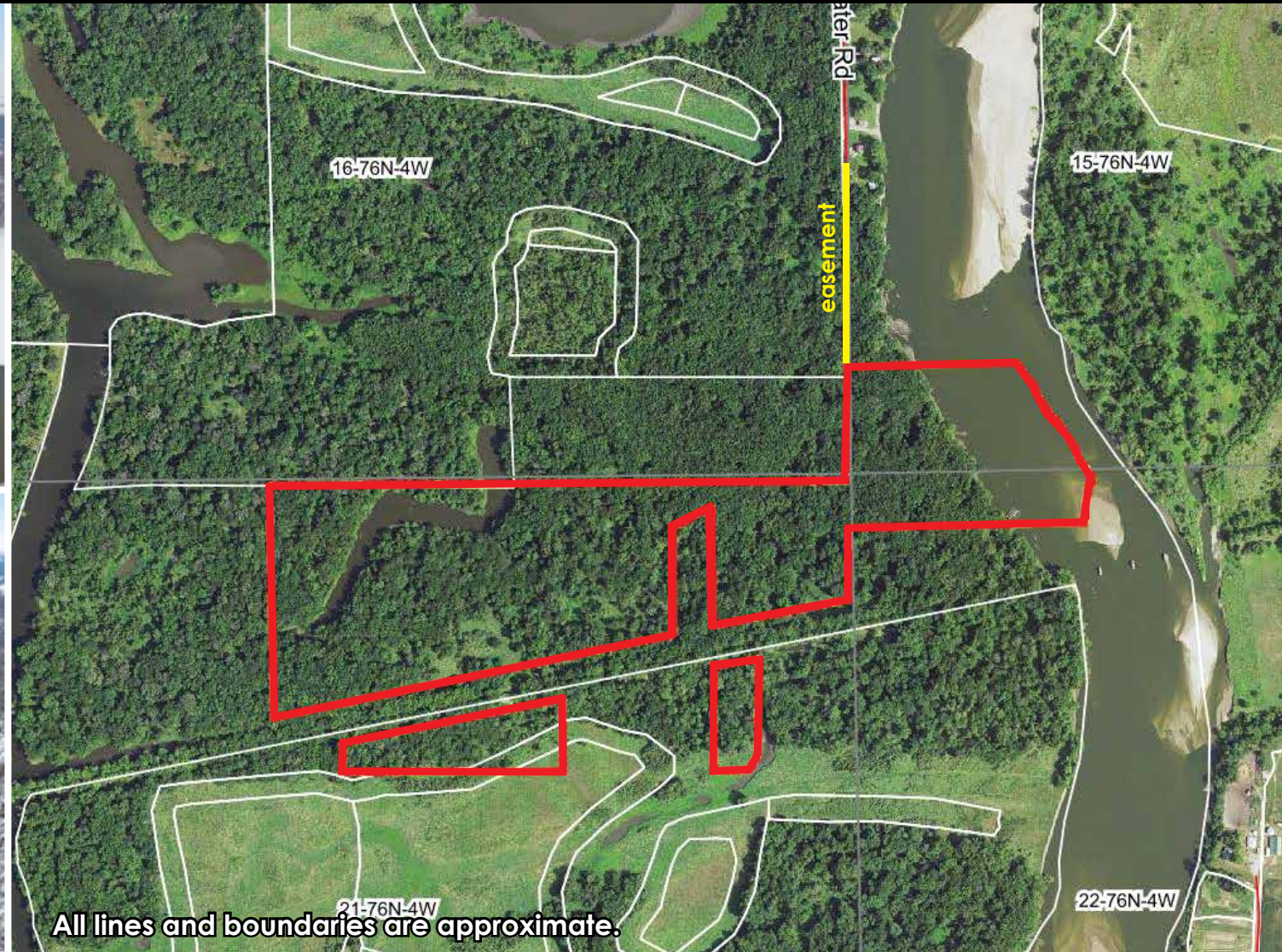
There are approx. 48.48 acres in Forest Reserve.

**Special Provisions:**

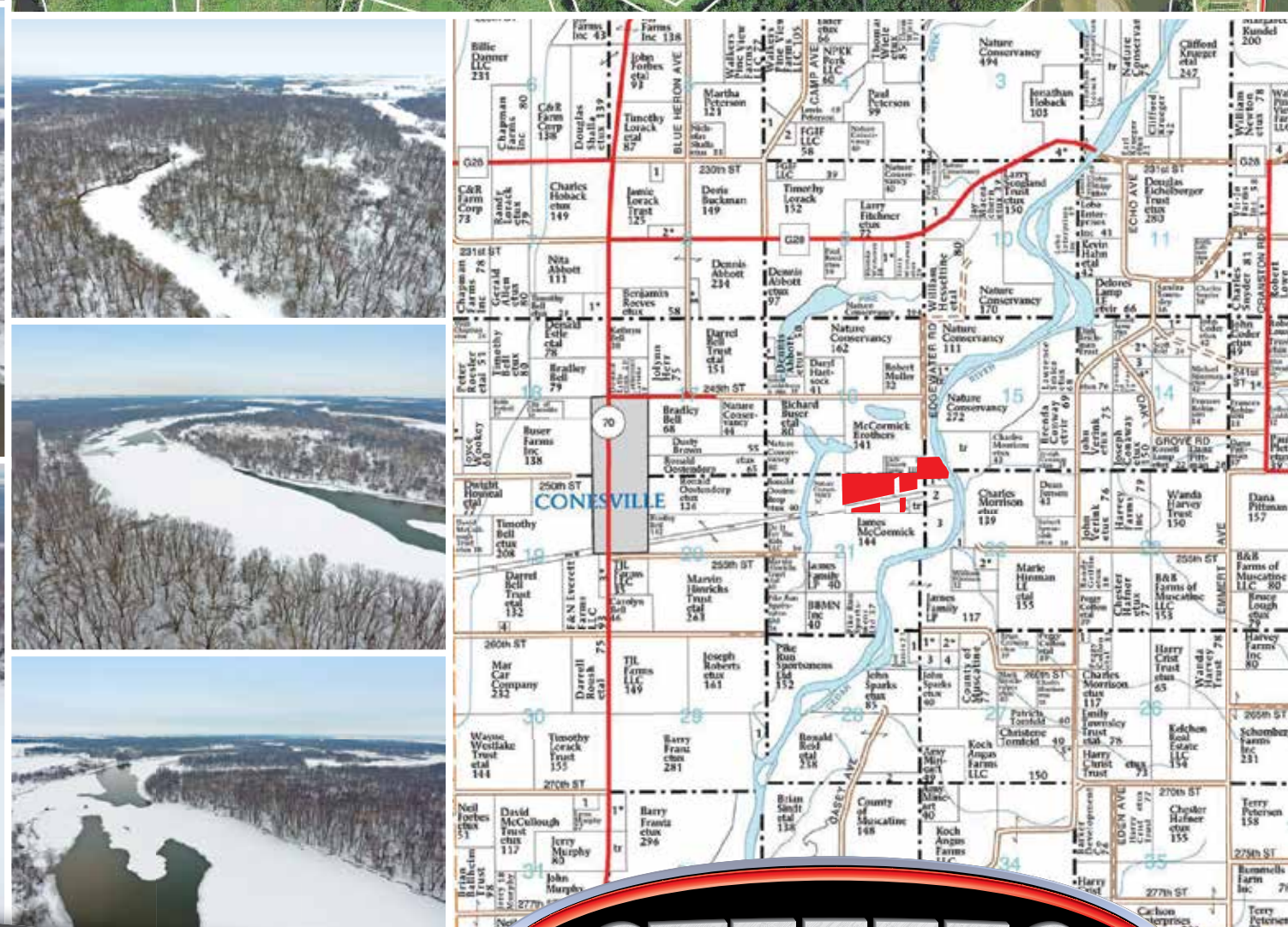
- This auction sale is not contingent upon Buyer obtaining financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledges that buyer 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

*Recreational Property*

**TUESDAY, APRIL 2, 2019 AT 10AM**

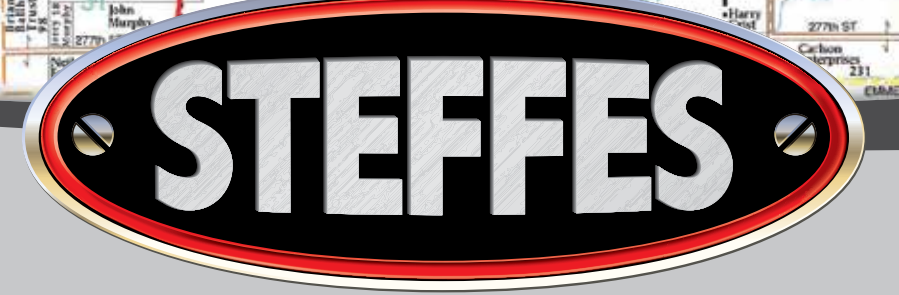


All lines and boundaries are approximate.



**BRADLEY T. BELL**  
**Steven A. Sents – Attorney for Seller**

For details contact auction manager, Russ Lamp of Steffes Group, 319.385.2000 or by cell 319.212.0774



**SteffesGroup.com**