Lee County Real Estate & Personal Property Farmington, Jowa

Auction is located 4 miles south of Farmington on Hawk Drive/ Croton Road, then 1 mile north west on 255th Street/J62. Or 3 miles south of Donnellson on Highway 27, then 6 miles west on 255th Street/J62 to 1210 255th Street, Farmington, IA



Open House on Friday, April 5th from 10AM-Noon

FRIDAY, APRIL 19, 2019 AT 10AM

Country Acreage with Buildings on 14.83 Acres M/L

Saddle up your horses! This acreage is located right across from a trail entrance to Shimek State Forest, Lick Creek Unit. This could be a perfect country acreage for horses or livestock with approximately 6.5 acres of hay ground or pasture.

The three bedroom home has 1,144 sq.ft. of living space on the main level and was built in 2006. The main level offers a living room, eat in kitchen with refrigerator, electric stove, dishwasher, pantry closet & sliding glass door to the deck. The master bedroom has a master bath with SanSpa walk in jetted tub. Also on the main level are two bedrooms, a full bath and a laundry room with washer & dryer hookups. The walkout basement is ready to be finished. Other amenities of the home include a handicap ramp, gas forced air furnace with central air, Rathbun rural water, 200 amp breaker box & electric water heater.

Outbuildings include a 45'x62' open faced machine shed, a 30'x60' open faced livestock barn and a fenced in pasture lot. Both buildings have water hydrants and there is an unused well. The property includes a pond, pasture & hay ground. All situated on 14.83 acres M/L – subject to final survey.

Included: Refrigerator, Stove, Dishwasher, LP tank

Not Included: Washer, Dryer, Deep freezers, All personal property

Terms: 10% down payment on April 19, 2019. Balance due at closing with a projected date of June 3, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of June 3, 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.

\$1,417.26 Gross Ag. Cr. (\$11.54)Hm. Cr. (\$124.63)\$1,282.00 (Rounded) Net

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 Buyer shall reimburse the Seller for the remaining LP gas in the LP tank on the day of closing, at the current market rate.
- The Seller will have the acreage surveyed by a licensed surveyor.
- The Seller will have the septic system pumped & inspected.
- The buyer shall be responsible for any fencing in accordance with lowa state law.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- 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.









SHIMEK

S-10 TRUCK

2003 Chevy S-10, 79,702 miles, ext. cab, 2WD, 4.3L, auto, cloth, AM/FM cassette, PW, PL, spray in bedliner, P215/70R15 tires, VIN 1GCCS19X738212056

LAWN MOWER & GOLF CART

John Deere 425, riding lawn mower, 741 hrs., 54" deck, 3pt., 540 PTO, S/N

EZ GO, golf cart, gas, canopy, S/N 970744 **Poulan Pro**, 8.5 hp., rear tine rototiller Ranch King, 17 cu.ft. yard cart Rigid pull behind spreader Fimco 25 gal. 12V sprayer 6hp push mower

Central Pneumatic, 2 1/2 hp., 21 gal., portable vertical air compressor Keller, 7' fiberglass step ladder Wheel barrow Battery charger Live trap

CATTLE EQUIPMENT

Foremost head gate (2) Confinement Specialists wood feeders Cattle self feeder

APPLIANCES & SCOOTER

Maytag washer (2 months old); Maytag electric dryer; GE upright freezer; Whirlpool upright freezer; Jazzy electric scooter; Couch; Office chairs; Pots pans & kitchenware; Dresser with mirror, Matching chest of drawers, Large China hutch, and Hospital bed



WILLIAM E. & AVA J. WATERMAN

Laura M. Krehbiel – Attorney for Sellers

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

SteffesGroup.com







