

Lee County Real Estate
AU

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

Country Acreage with Buildings on 14.83 Acres M/L

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.

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.

Special Provisions:

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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



John Deere 425, riding lawn mower,
741 hrs., 54" deck, 3pt., 540 PTO, S/N
M00425A0639

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



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

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



Laura M. Krehbiel – Attorney for Sellers

SteffesGroup.com

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