

**TIMED ONLINE**

**Lee County Land**

# AUCTION

*Montrose, Iowa*



*Recreational? Building Site? You Decide!*

**Opens: Thurs., June 13th / Closes: Thurs., June 20th at 4PM 2019**

## 43.52

### Surveyed Acres Sells in 1 Tract

**This is an online only event!**

### MONTROSE, IOWA

Land is located 1 mile north of Montrose on Highway 61 OR 5 miles south of Ft. Madison, Iowa on Highway 61.

**43.52 Surveyed Acres - Sells in 1 Tract**

Unique opportunity to name your price on land with Highway 61 frontage!

Let your imagination run on what could be the best use for this land. Recreational? Potential building site? Other possibilities? You decide!

It has been several years since this land has been farmed.

FSA indicates: 41.78 acres tillable.

Located in Sections 33 & 34, Jefferson Township, Lee County, Iowa.

**TERMS:** 10% down payment on June 20, 2019. Balance due at closing with a projected date of August 2, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of August 2, 2019.

**REAL ESTATE TAXES:** To be prorated to date of possession based on the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross: \$419.39  
Ag. Credit: (\$16.22)  
Net: \$404.00 (Rounded)

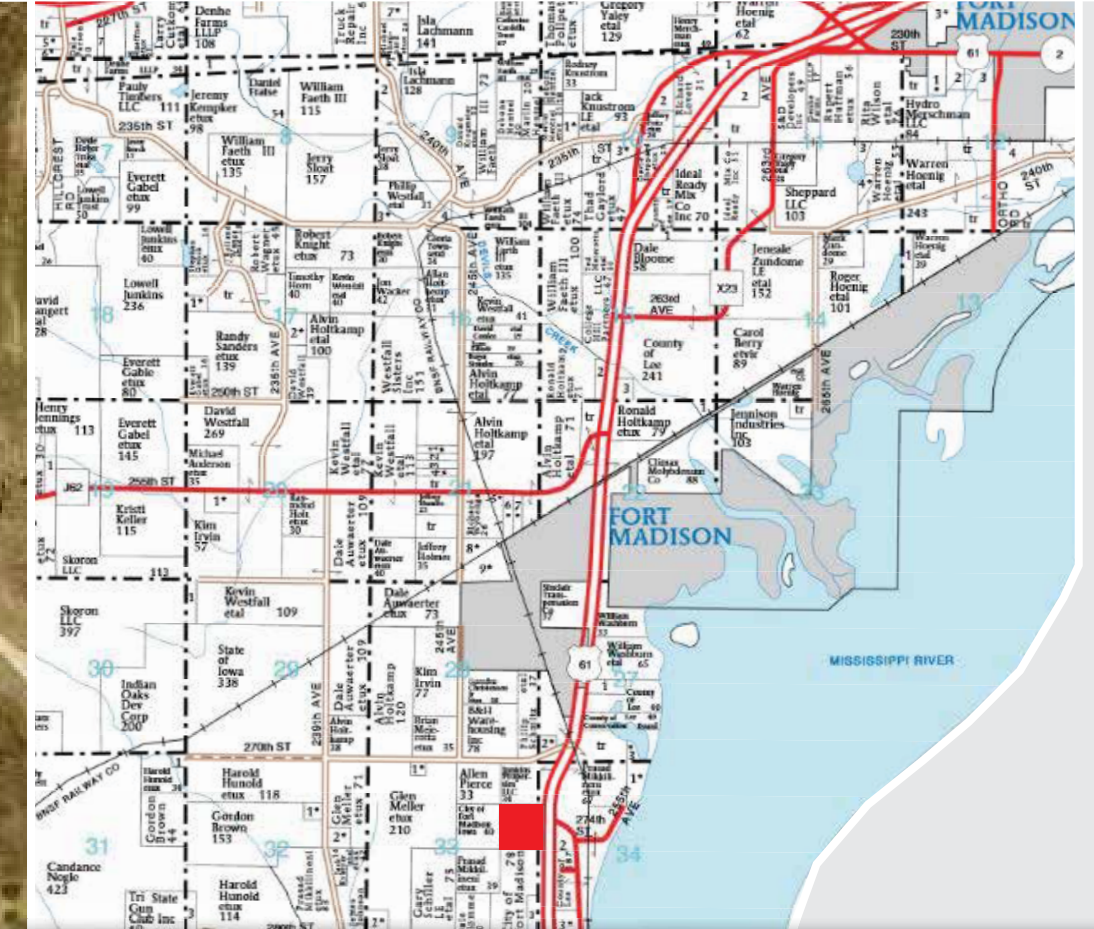
**Special Provisions:**

- This online 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.
- Bidding on the tract will be per surveyed acre, with the multiplier being 43.52.
- The property was surveyed in 2003. Copies are available.
- There is direct access from Highway 61 to this property.
- Down payment is due on the day the auction closes.
- It shall be the obligation of the buyer to report to the Lee County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- 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 be responsible for any fencing in accordance with Iowa state law.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- 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 they have carefully and thoroughly inspected the real estate and are 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

**This is an online only event!**



All lines and boundaries are approximate.



**JO ELLEN M. HOTH**  
Nicolas AbouAssaly – Attorney for Seller

For details contact auction managers, Terry Hoenig or Lynn Richard at Steffes Group, 319.385.2000 or Terry's cell 319.470.7120 or Lynn's cell 319.931.9090



## SteffesGroup.com

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