

AUCTION

2 Lee County Real Estate Properties
TUESDAY, JULY 9, 2019

AUCTION #1
2PM



AUCTION #1 - 2,560 SQ. FT. BUILDING ON 1.06 ACRES M/L
 Auction held on site at 3541 Blakslee Street, Wever, Iowa

Open House on Tuesday, June 25th from 2-3pm



Looking to start your own business or space to expand? This 2,560 sq.ft. building is selling with contents included to start your own business. The open floor plan allows many other options for other business opportunities.

The building offers a large open seating and gaming area. The 'U' shaped bar has a Vizio big screen TV, 10'x10' walk-in cooler with 3 glass front service doors and under counter SS 4 sink basin, ice cooler, small refrigerator & cash register. The kitchen has a SS 3 sink basin, refrigerator, upright freezer & pizza oven. There is a separate office area with a large Liberty safe, bath and separate entrance. There are two bathrooms on the main level. The outdoor deck is 20'x40' and overlooks the updated 14'x24' outdoor stage. The building has been updated with LED lighting throughout.

The building has a partial walkout basement with (2) Lennox Pulse hi efficient gas forced air furnaces with central air, gas hot water heater and a 200 amp breaker box. The property has Rathbun rural water and a well, which has not been used. Plenty of parking space with a large gravel parking area, all situated on 1.06 acres M/L.

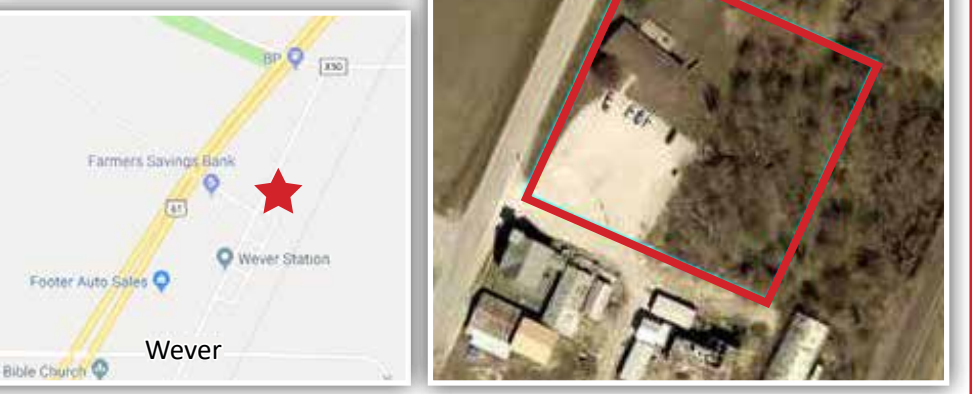
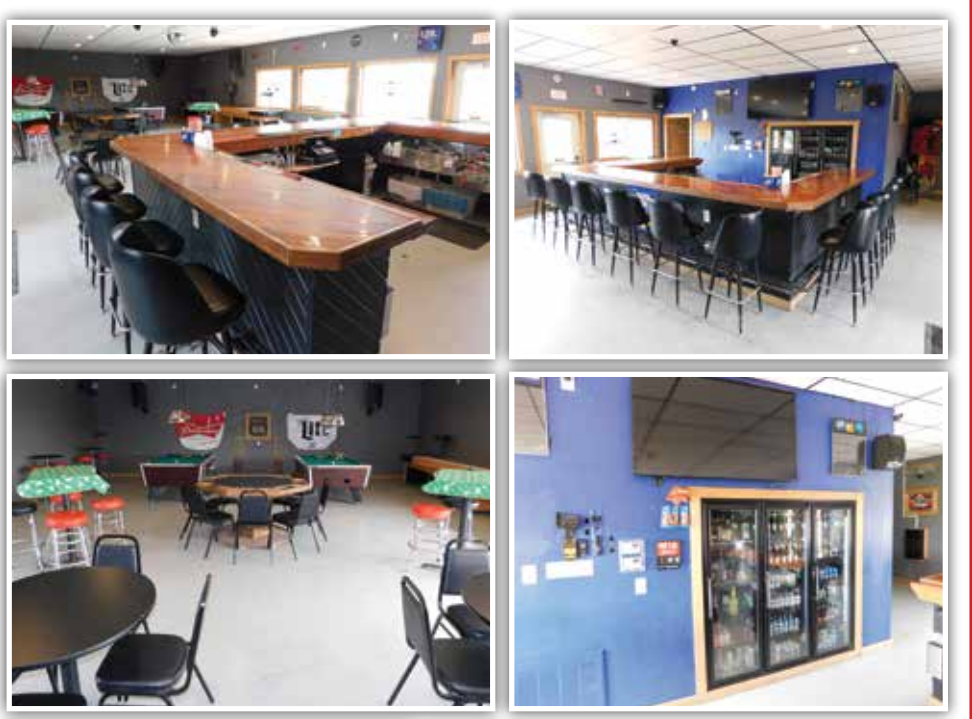
Included: Liberty safe, 10'x10' walk in cooler w/ 3 glass front service doors & compressor unit located in basement, SS 4 sink basin, ice cooler, small refrigerator, cash register, SS 3 sink basin, refrigerator, upright freezer, pizza oven, surveillance system w/ 8 cameras & TV, Vizio big screen TV, sound system, all glasses, dishes, cooking equipment, tables, chairs, bar stools in the building on sale day.

Not Included: Liquor inventory, all beer signs & signage, small TV, ice machine, pool tables, pool table lights, shuffle board, punching bag game.

TERMS: 10% down payment on July 9, 2019. Balance due at closing with a projected date of August 23, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of August 23, 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/Net \$2,470.00



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 Seller shall not be obligated to furnish a survey.
- The Seller will have the septic system pumped & inspected and acquire the DNR Time of Transfer certificate for the septic system. This shall be done prior to closing.
- 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.

AUCTION #2 - THREE BEDROOM COUNTRY ACREAGE
4PM

Auction held on site at 3075 170th Street, Fort Madison, Iowa
 Located 2 miles south of Denmark, IA on County Highway X32, then 1/2 mile east on 170th Street.



Open House on Tuesday, June 25th from 4-5pm

Looking to move to the country? Take a look at this home that is ready to move into. This 1,680 sq.ft., three bedroom home has been updated and well maintained. The home offers an open kitchen and dining area. The kitchen has an island and newer stainless steel appliances to include: Samsung French door refrigerator, Samsung gas stove, Samsung microwave and Frigidaire dishwasher. The large living room offers newer Mowhawk vinyl plank flooring. The master bedroom features a master bath with double vanity, garden tub, separate shower, large walk in closet and Bluetooth speaker system. Also on the main level are two bedrooms, a full bath and main level laundry with Whirlpool washer & Whirlpool gas dryer.

The full basement has one room finished, with the remaining space ready to be finished. Amenities of the home include a 16'x28' side deck, 8'x14' front deck, LED lighting throughout the home, gas forced air furnace with central air, Richmond Encore on demand gas water heater (installed March 2019) and Rathbun rural water. The home is situated on 1.8 acres M/L and has a 12'x24' shed with loft.

Included: Samsung French door refrigerator, Samsung gas stove, Samsung microwave, Frigidaire dishwasher, Whirlpool washer & Whirlpool gas dryer, 12'x24' shed, 500 gal. LP tank.

Not included: Deep freeze, refrigerator (downstairs), all personal property.

TERMS: 10% down payment on July 9, 2019. Balance due at closing with a projected date of August 23, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of August 23, 2019.

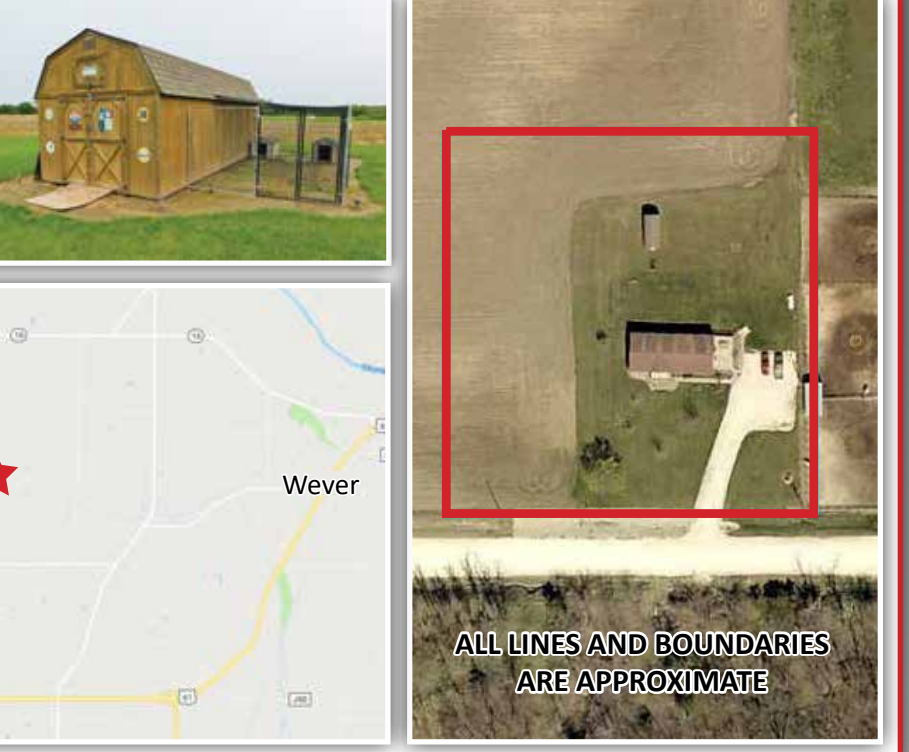
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.



Gross	\$1,548.70
Homestead Cr.	(\$132.02)
Net (Rounded)	\$1,416.60

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 shall not be obligated to furnish a survey.
- The Seller will have the septic system pumped & inspected and acquire the DNR Time of Transfer certificate for the septic system. This shall be done prior to closing.
- 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.
- 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.



SteffesGroup.com

MATT HILL - Owner | Elaine Gray - Attorney for Seller
 For complete details, contact auction manager Terry Hoenig of Steffes Group, 319.385.2000 or by cell, 319.470.7120

