

DECORAH, IOWA

Located 10 miles north of Decorah on Highway 52, then 5 miles west on County Road A18, then 2 miles north on 288th Avenue, then 1/2 mile west on County Road A14.

Auction held onsite at 2944 County Road A14, Decorah, Iowa.

Home, Outbuildings & Grain Bins on 9.82 Surveyed Acres

Opportunity is knocking with this country acreage with many usable buildings, including a late model grain bin setup.

This three bedroom home offers 1,510 sq.ft. of living space on two levels. The main level offers a newer addition with a spacious living room and adjoining 1/2 bath, a front living room with built in bookcase, kitchen with refrigerator & stove and a separate dining area with bay window. The upstairs has three bedrooms and a full bath. The basement has a storage room, laundry area with washer, dryer, shower & stool. Other amenities of the home include a Heil high efficient gas forced air furnace with central air, a well (seller states well has elevated levels of nitrate), 150 amp breaker box and a detached 2 car garage.

The grain bin setup consists of a 2012 & 2007 Sukup grain bins with 32,000 bu.(approx.) each, Sukup 4700 bu. (approx.) hopper bin, a 2012 Sukup T1611AS grain dryer with QuadraTrough controls & Cyclone pneumatic grain moving system. Other grain storage includes an approx. 5,000 bu. & 2,000 bu. grain bins & 3 silos of 20,000 bu., 8,000 bu. & 5,000 bu. with a concrete feedlot.

Outbuildings include a 36'x64' machine shed with concrete floor, 32'x48' shop partially insulated & heated with a Lennox hanging gas heater, window A/C unit & 2 overhead doors, 30'x45' machine shed with 32'x45' & 40'x60' additions, 24'x40' building w/ concrete floor, 20'x30' crib, 50'x80' barn, 44'x80' barn, 42'x80' 2 sided machine shed. The mature trees of this property provide an established windbreak.

All situated on 9.82 surveyed acres.

Included: (2) 1,000 gal. LP tanks, 500 gal. LP tank, Mayrath portable auger by hopper bin, Refrigerator, Stove, Washer, Dryer, Water softener, Piano, Windmill, Window A/C in shop, Remaining hay in barn & items in all buildings on the day of closing.

Not included: (2) 1,000 gal. LP tanks by the grain bin setup, Farm machinery, Tenant's farm machinery & trailers.

TERMS: 10% down payment on October 31, 2019. Balance due at closing with a projected date of December 13, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 13, 2019 on the home. March 1, 2020 on the grain bins & machine sheds.

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: \$2,173.00 (Approx.)

SPECIAL PROVISIONS:

- Termination has been served by the seller on the grain bins & machine sheds, full possession will be March 1, 2020.
- 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 property has been surveyed by a licensed surveyor.
- Due to this being a trust, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(3). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Winneshiek County & Iowa Laws & regulations. The seller will also be exempt from the seller disclosure laws under Iowa Code 558A, and will not provide a property disclosure statement.
- 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 acknowledge 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.

Winneshiek County Home & Grain Bin Site

AUCTION



Open House on Wednesday, October 16th from 10-11AM

THURSDAY, OCTOBER 31, 2019 AT 10AM

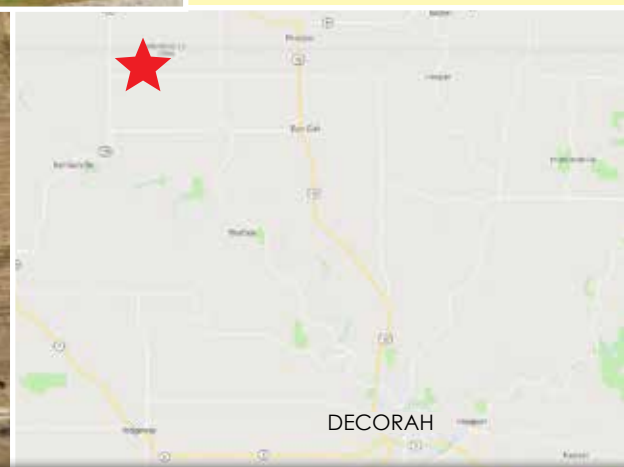


Upcoming Timed Online Cash Rent Auction

Dybvik Trust Tillable Land

517± Acres in Two Tracts
For complete details, go to SteffesGroup.com

ALL LINES AND BOUNDARIES ARE APPROXIMATE



JOHN F. DYBVIK RESIDUARY TRUST

First Citizens Bank – Trustee | Mike Midtgaard – Trust Officer

Collin M. Davison – Attorney for the Trust

For details contact auction manager, Nate Larson at Steffes Group, 641.423.1947 or by cell, 641.530.5528



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947

Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

