

AUCTION



Auction held on site.
The acreage is located at
10982 Mediapolis Road,
Mediapolis, Iowa

MONDAY, OCTOBER 28, 2019 AT 4PM

FOUR BEDROOM HOME ON 2.77 ACRES M/L

Looking for an acreage on a hard surface road? This would make a great place to build your new home! This 1890 2-story brick home has 1,976 square feet of living space with 3 bedrooms upstairs and 1 bedroom on the main level, 1 bathroom and hardwood floors. The main level boasts a nearly 10' ceiling height and a 2012 Lennox high efficiency furnace heats the home with a wood stove providing a radiant warmth in the kitchen and dining room.

The property has two detached garages both 24'x30' with concrete floors and electricity, along with other smaller outbuildings. All situated on 2.77 acres M/L that includes mature fruit trees and on a hard surface road. Amenities of the home include a gas hot water heater, 150 amp breaker box and a well. Rural water is in the area.

INCLUDED: Any items remaining on the day of closing.

NOT INCLUDED: 1,000 gal. LP tank

TERMS: 20% down payment on October 28, 2019. Balance due at closing with a projected date of December 12, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 12, 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.

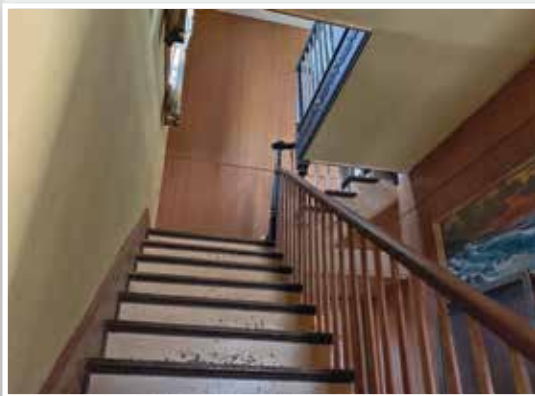
Gross	\$935.45
Homestead Cr.	(\$118.18)
Net (ROUNDED)	\$818.00

Assessed Value: \$64,000

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Des Moines County & Iowa Laws & regulations.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- 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 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.

Open House on Monday, October 14th from 4-5PM



DONALD C. HULETT & GEORGIA B. HULETT ESTATE

David A. Hulett & Paul W. Hulett – Co-Executors
David D. Beckman – Attorney for Estate

For details contact auction manager Nate Larson of Steffes Group,
319.385.2000 or by cell, 319.931.3944



SteffesGroup.com

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