

# Real Estate Auction

## Jackson County, Iowa



**OPEN HOUSE**  
Tuesday, March 24th  
from 1 - 2 PM

**THURSDAY, APRIL 9, 2020 AT 1PM**



**5 BEDROOMS**  
**2 FIREPLACES**  
**3 1/2 BATHS**

## Beautiful Log Home on 10 Surveyed Acres

**Auction will be held on site at 6604 584<sup>th</sup> Avenue, Sabula, IA**

Here is your dream home! Secluded in the trees and hills of Jackson County is this home with 5 bedrooms, 3 1/2 baths, 2 fireplaces along with 6,244 sq.ft. of total living space. The home was built in 2000 with a spacious open floor plan with plenty of room for everyone.

The main level offers an open living/dining room with floor to ceiling windows, stone fireplace with gas insert & tiled floors. The kitchen has new stainless steel appliances including a Kenmore refrigerator, Kenmore gas stove, Kenmore dishwasher & tiled floors.

You will be amazed at the huge master bedroom with a walk in closet and an ensuite bath offering a jetted tub, glass shower & vanity. On the other end of the home are two more bedrooms, a full bath and a laundry room with a 1/2 bath. The main level bedrooms have bamboo flooring & French doors leading to the deck. There is an upstairs loft which overlooks the living room & kitchen.

The walkout basement has a family room with stone fireplace with gas insert and a kitchen area. There are two more bedrooms, a bathroom with jetted tub, a storage room, utility room and storm shelter in the basement.

Amenities of the home include a large wrap around deck, covered front porch/car port, small koi pond with waterfall, radiant in floor heat on both levels, (2) Navien on demand hot water boiler, central air, a well and a buried 1,000 gal. LP tank.

The 50'x63' shop has a Lennox hanging heater, office, 1/4 bath, concrete floor and a 18'wx12' tall overhead door with opener. All situated on 10 surveyed acres M/L.

**INCLUDED:** Refrigerator, Stove, Dishwasher, 1,000 gal LP tank

**NOT INCLUDED:** All furniture & personal property in home, Refrigerator & All items in shop.

**TERMS:** 10% down payment on April 9, 2020. Balance due at closing with a projected date of May 22, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of May 22, 2020.

**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 \$6,239.43

Hm. Cr. (\$124.16)

Net (ROUNDED) \$6,116.00

**Assessed Value:** \$430,200

**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.
- It shall be the Buyer's responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Jackson County & Iowa Laws & regulations. Prior to closing, the buyer shall acquire the proper paper work required by the Jackson County Sanitarian for the septic system.
- The land was surveyed in 2002, which also established the easement for ingress/egress to the property. Copies of the survey & easement will be posted online.
- 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 they have 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



ALL LINES AND BOUNDARIES ARE APPROXIMATE.



**GREG UELAND & JENNIE WILLCOX**

*Schoenthaler, Bartelt, Kahler & Reicks – Attorney for Seller*

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944



**SteffesGroup.com**

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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