

AUCTION

Salem, Iowa

TIMED ONLINE



Opens: Tues., April 14th / Closes: Tuesday, April 21, 2020 at 4PM

Open House on Tuesday, April 7th from 4-5pm

Located at 10 miles south of Mt. Pleasant on Highway 27/218, then ½ mile west on 335th Street to
1740 335TH STREET, SALEM, IOWA

FIVE BEDROOM HOME ON 2.42 ACRES M/L

This home is primed for a home makeover! This brick two story home offers 2,128 sq.ft. of total living space. The main level has an L shaped living room, kitchen with laundry hookups, full bath and a bedroom. The upstairs offers four bedrooms and a walk up attic with two additional rooms. The property has rural water, a well (condition unknown), gas forced air furnace w/ central air & 100 amp breaker box. Outbuildings include a 48'x63' pole building, 20'x20' detached garage and (2) 6,500 bu. grain bins. All situated on 2.42 acres M/L.

Included: 1,000 gal. LP tank, Items present at the time of final settlement.

Not included: Trailers, Farm equipment.

Terms: 10% down payment on April 21, 2020. Balance due at closing with a projected date of June 5, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of June 5, 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.

Real Estate Taxes: Gross/Net \$1,586.00

Assessed Value: \$95,740

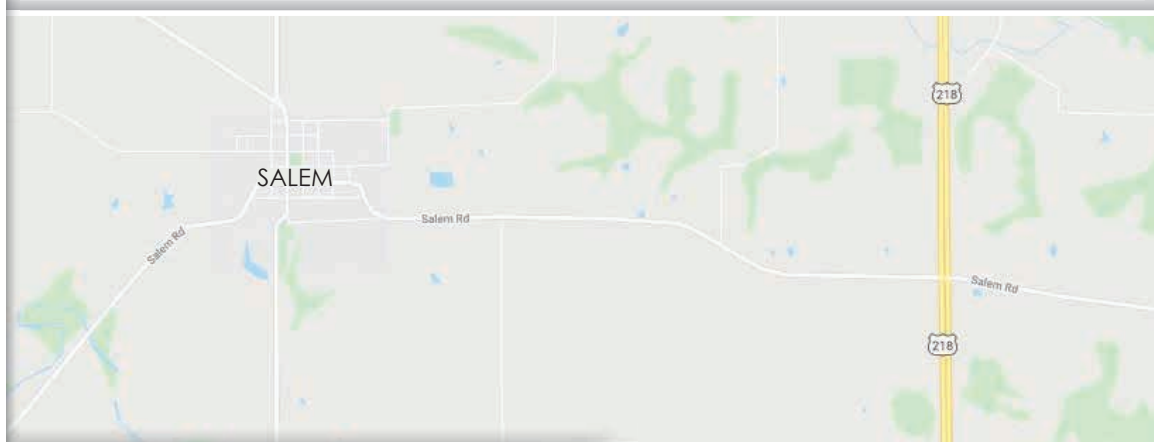
SPECIAL PROVISIONS:

- 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.
- Down payment is due on the day the bidding closes.
- 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 Henry County & Iowa Laws & regulations. Prior to closing, the buyer shall acquire the proper paper work required by the Henry County Sanitarian for the septic system.
- The Seller shall not be obligated to furnish a survey.
- 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 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.

KRISTOPHER E. SPRATT

James W. Miller – Attorney for Seller

For information contact Steffes Group, 319.385.2000 or Nate Larson, 319.931.3944 or Kevin Dameron, 319.850.2274



SteffesGroup.com

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

