SteffesGroup.com

• Any announcements made the day of sale take precedence over advertising.

• Steffes Group, Inc. is representing the Seller.

• The buyer(s) shall be responsible for installing his/her own entrances if needed or for any fencing in accordance with Iowa state law.

• If Tracts #1 & #2 sell to two different buyers, a survey will be completed prior to closing, to establish legal descriptions. If the recorded survey is different than the announced acres, no adjustments to the final contract price will be made.

• Down payment is due on the day the bidding closes and signing of the contracts.

• Tracts #1 & #2 will be sold lump sum price.

$171,700.00

Drainage $562.00

Gross/Net $2,166.00

(available tax statement. Seller shall pay any unpaid real estate taxes payable in prior year)

REAL ESTATE TAXES:


TERMS ON ALL TRACTS: Any items present on the day of closing.

Included: Refrigerator, Stove, Washer, Dryer, 500 Gal. LP tank, Any items present on the day of closing

Not Included: All personal property.

Tract #2 – 4 Acres M/L

Looking for a place in the country for livestock? Take a look at this tract of land with a 30'x36' cem crib and a 24'x30' utility building. Rural water runs along the east side of the property. This tract is located across the road from Tract #1.

Included: Any items present on the day of closing.

TERMS ON ALL TRACTS:

Terms: 10% down payment on May 28, 2020. Balance due at closing with a projected date of July 15, 2020. All offers are subject to approval by the Seller.


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 ON TRACTS #1 & #2

Gross/Net $2,166.00

Drainage $562.00

ASSESSED VALUE: $1,717,700.00

SPECIAL PROVISIONS:

• This online auction will have a 10% buyer’s premium, capped at $1,000. This means the buyer’s premium is in the amount of ten percent (10%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price. The maximum buyer’s premium charge will be $1,000.

• Tracts #1 & #2 will be sold on a per tract basis.

• Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.

• The Tracts will be tied together and will be sold to one buyer.

• This will be indicated on those lots by a paper clip symbol. The paper clip symbol means that each lot tied together will stay in extension until there are no more bids on any of the lots that an bid.

• If Tracts #1 & #2 sell to the same buyer, the seller shall not be obligated to furnish a survey. A survey plat was completed in 1999. View online at SteffesGroup.com.

• If Tracts #1 & #2 sell to two different buyers, a survey will be completed prior to closing, to establish legal descriptions. If the recorded survey is different than the announced acres, no adjustments to the final contract price will be made.

• This auction sale is contingent upon Buyer’s financing or Buyer’s anticipation of financial obligation.

• 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(s) shall be responsible for any fencing in accordance with Iowa state law.

• The buyer(s) shall be responsible for insuring his/her own encroachments if needed or desired.

• If in the future a site clean-up is required it shall be at the expense of the buyer(s).

• This real estate is subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

• If this tracts is in “as is” condition and there are no expressed or implied warranties pertaining to the real estate.

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ARCHIE L. ALLEN ESTATE

Tommy Selbert – Executor | Shane M. Wiley – Attorney for Estate

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

Opens: Thursday, May 21 / CLOSES: THURSDAY, MAY 28, 2020 AT 4PM

Located at 13964 65th Avenue, Burlington, Iowa 52601

Des Moines County, Iowa Acreage & Personal Property Timed Online

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