

# AUCTION

TIMED ONLINE



Built on Trust.

**5 ACRES M/L SELLS IN 2 TRACTS**

Located at 13964 65th Avenue, Burlington, Iowa 52601

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

**Open House on Thursday, May 14th from 4-5PM**

**Tract #1 – Three Bedroom Home on 1 Acre M/L**

Here is your chance to name your price on this spacious ranch home in the country! This home offers 2,144 sq.ft. of living space on the main level and was built in 1980. The main level offers an open living room and dining room, 3 bedrooms and a full bath. Adjacent to the kitchen is a bonus room and laundry room which leads to the 12'x22' deck.

If you need more space, the basement is unfinished and could be finished to suit your needs. The basement also has a second stairway from the garage. Other amenities of the home include a Carrier high efficient gas forced air furnace with central air, rural water, 26'x30' attached garage and a fenced in yard with a 24'x30' chicken coop and a 8'x14' building. Situated on 1 Acre M/L.

**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' corn 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 10, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of July 10, 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.

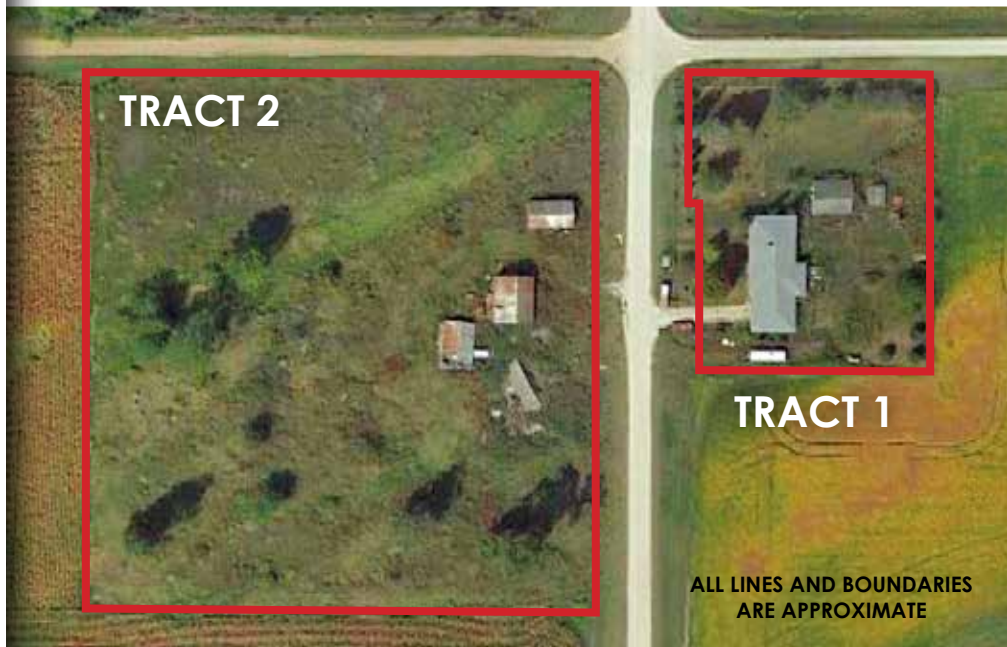
**REAL ESTATE TAXES ON TRACTS #1 & #2**

Gross/Net \$2,166.00 (ROUNDED)  
Drainage \$562.00

**ASSESSED VALUE:** \$171,700.00

**SPECIAL PROVISIONS:**

- This online auction will have a 10% buyer's premium, capped at \$1,000. This means the buyer's premium 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 lump sum price.
- 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 set to close simultaneously online. 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 are tied.
- 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 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.
- 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(s) shall be responsible for any fencing in accordance with Iowa state law.
- The buyer(s) shall be responsible for installing his/her own entrances 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 selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are 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.



**Loadout of the personal property items will be on Friday, May 29th from 1-4PM.**  
Buyer will be responsible for removal of items purchased.  
Please bring your own manpower, tools and equipment.  
This online auction will have a 10% buyer's premium, capped at \$1,000.

**VEHICLES**

- 2009 Dodge Journey SXT**, 59,857 miles, AWD, 4 door, 3.5L V6, automatic, backup camera, Sirius Satellite radio, CD/MP3/Hard disc drive, power windows, power locks, luggage rack, 225/55R19 tires, VIN 3D4GH57V69T195157 (have a replacement key, needs new key FOB)
- 2004 Chevrolet Colorado LS**, pickup, 240,535 miles, ext. cab, 4WD, Vortec 3500, automatic, cloth, power windows, power locks, 235/75R15 tires, VIN 1GCDT196348117021
- 1999 Dodge Ram 1500 Laramie SLT**, pickup, 119,586 miles, regular cab, 2WD, Magnum V8, automatic, long bed, cloth, AM/FM cassette, power windows, power locks, top, bed protector, receiver hitch, 245/75R16 tires, VIN 1B7HC16Y9XS259985 (PRIOR SALVAGE)
- 1998 Chevrolet Camaro**, 144,148 miles, T-tops, V6, auto, cloth, AM/FM/CD, power windows, power locks, 245/50R16 tires, VIN 2G1FP22K4W2118603 (runs, need battery & shifter, cable problems)
- 1998 Chevrolet 2500**, cargo van, miles unknown, 4.3L V6, automatic, 225/75R16 tires, VIN 1GCFG25W7W1020747 (selling "as is", transmission is out)

**CAMPER**

**2004 Jay Feather LGT by Jayco**, 29Y, pull-type camper, tandem axle, 1 slide, front bedroom, rear bunks, bathroom, couch, kitchenette, kitchen w/sink, stove, microwave, refrigerator, air, furnace, VIN IUJBJ02N841JY0312

**TRIKE**

**1986 Reco**, trike, Volkswagen 4 cyl., 265/50R14 rears, VIN 1A23122 (turns over, does not start)

**RIDING LAWN MOWER & TOOLS**

**Craftsman** riding lawn mower, 42" deck, 22 hp, hydro; **Honda** variable speed walk-behind mower; **Lawboy** push mower; **B&D** Edgohog edger; **Homelite** gas trimmer; **McCulloch 5700** watt generator; **Speedaire** portable air compressor; **Snapper** snowblower, 18", gas; **Ryobi** rototiller, gas; **DeWalt 8"** table saw; **Delta** table saw; Power tools; Shopvac; (3) sets of alum. ramps; Alum. ext. ladder; Alum. step ladder; Horse saddle & horse tack; 300 gal. poly tank; 150 gal. poly tank; Horse water tank; Rubbermaid tanks; Croquet set; Fishing poles; Tackle box; OrthoLift2 wheel chair lift; Old .22 hand gun & rifle (for parts); Toy steam engine

**FURNITURE**

Curved glass curio cabinets; Entertainment center; Glass cabinet; Dining room table & chairs; Kitchen table; Gun cabinet; Chest of drawers; Dresser; Lane cedar chest; Glider rocker; Baseball card collection; Dolls & figurines; Pocket watches; Popcorn machine & stand



**ARCHIE L. ALLEN ESTATE**  
Tommy Seibert – Executor | Shane M. Wiley – Attorney for Estate  
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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