

7 TRACTS LARGE REAL ESTATE AUCTION

Also Selling Petroliana & Antiques



Thursday, November 5, 2020 at 2PM

Wapello, IA

Real Estate Auction held at the Charles W Briggs Civic Center, 317 Water St

OPEN HOUSE TIMES
 Wednesday, October 28th
 Tracts 1-2 View on your own
 Tracts 3-5 from 1-2pm
 Tracts 6-7 from 2-3pm

AUCTIONEER'S NOTE: Here is your chance to get into the rental market, as Von & Kathy Smith are liquidating 5 rental properties. Having sold their Lake Odessa home, they will also sell 2 lots on Lake Odessa. This is an auction you will not want to miss.

Selling choice of Tracts #1 & 2, whereas the high bidder may take Tract 1 or Tract 2, or both Tracts, for their high bid. This will continue until both Tracts are sold. Then selling choice of Tracts #3-7, whereas the high bidder may take any Tract or combination of Tracts, in any order for their high bid. This will continue until Tracts #3-7 are sold. Tracts will not be recombined.



Lake Lots

Rental Homes

Contracts

1 TRACT 1
 5.09 Acres M/L
 Lake Odessa
 Tax Parcel: 0928378000
 Real Estate Taxes:
 Net \$0.00 (Forest Reserve)
 View at your convenience.

2 TRACT 2
 5.13 Acres M/L
 Lake Odessa
 Tax Parcel: 0928308000
 Real Estate Taxes:
 Net \$0.00 (Forest Reserve)
 View at your convenience.

3 TRACT 3
 Two story duplex offering a main level apartment with 2 bedrooms, 1 1/2 baths and an upper level apartment with 2 bedrooms and 1 1/2 baths. A 17'x22' detached 1 1/2 car garage. All situated on a 74'x149' lot. The main level is currently rented for \$600 per month, and the upper level is currently rented for \$565 per month, both on a month to month basis.
 Assessed Value: \$78,790
 Real Estate Taxes: Gross/Net: \$1,618

418 Franklin Street

4 TRACT 4
 One story home offering 3 bedrooms, 1 bath, 600 sq.ft. of living space, situated on a 60'x105' corner lot. This home is currently rented for \$475 per month, on a month to month basis.
 Assessed Value: \$30,820
 Real Estate Taxes: Gross/Net: \$632

702 South 4th Street

5 TRACT 5
 One story home offering 2 bedrooms, bath, 560 sq.ft. of living space, situated on a 74'x149' lot. This home is currently rented for \$600 per month, with a lease in place and expiring June 2021.
 Assessed Value: \$31,300
 Real Estate Taxes: Gross/Net: \$642

402 South 2nd Street

6 TRACT 6
 The contract dated April 9, 2010 with \$58,500 amortized over 20 years, interest rate of 9.0% and payment of \$526.34/month. Balloon payment was due April 1, 2013. Seller has continued carrying the note. This contract note is not current. Two story home offering 3 bedrooms, 1 bath, 1,372 sq.ft. of living space, detached 12'x44' garage, situated on a 61'x110' & 30'x149' lot.
 Not Included: Tenant's appliances & personal property
 Assessed Value: \$44,010
 Real Estate Taxes: Gross/Net: \$904

Selling on Contract

519 North 2nd Street

7 TRACT 7
 The contract is \$40,000 amortized over 20 years, interest rate of 9.0% and payment of \$365/month. One story home offering 3 bedrooms, 1 bath, 676 sq.ft. of living space, detached garage, situated on a 58'x149' lot.
 Not Included: Tenant's appliances & personal property
 Assessed Value: \$24,150
 Real Estate Taxes: Gross/Net: \$496

Selling on Contract

514 North 2nd Street

Terms: 10% down payment on November 5, 2020. Balance due at closing with a projected date of December 21, 2020, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of December 21, 2020. (Subject to tenant's rights)
Real Estate Taxes: To be prorated to date of possession based on the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Special Provisions:
 • All properties are selling subject to tenant's rights. The rent will be prorated to the date of possession, any security deposits and/or pet deposits, if any, will be transferred at closing. It is the responsibility of the new buyer to give tenant(s) notice, if so desired.
 • 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.
 • If in the future a site clean-up is required it shall be at the expense of the buyer.
 • The buyers acknowledge that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyers 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.

PETROLIANA & ANTIQUE AUCTION

Items located at the Steffes Group Facility, 2245 East Bluegrass Road, Mt. Pleasant, IA / Loadout: Mon., November 2nd, 8AM-4PM

Opens: Friday, October 30th / Closes: Friday, November 6, 2020 at 1PM

<p>PICKUP & MOTORCYCLE 1997 Chevy S-10 LS, pickup, 80,674 miles, regular cab, long bed, 2WD, 4 cyl., auto, AM/FM Cassette, 205/60R15 tires, VIN 1GCCS1443V8151000 2000 Kawasaki KL 250-G Super Sherpa, motorcycle</p>	<p>WOODWORKING EQUIPMENT Quincy portable air compressor, 3 1/2hp, 20 gal.; Jet table saw; Makita compound miter saw; Milwaukee 18V drill & Sawzall; Milwaukee 12V drills; Right angle drill; Hammer drill; Laser level; Finish nailer; Router table; Planer; Molder; Sanders; Circular saw; Bench top sandblast cabinet; Walker jack; Oil drain; Engine hoist; Shop fan.</p>	<p>Auctioneer's Note: Von & Kathy Smith have been avid collectors their entire life. They have decided to downsize their collection of petroleum, primitive antiques, glassware and woodworking equipment. This will be a large auction, stay tuned for the online catalog of these items!</p>
<p>PETROLIANA Large D-X Sunray Oil Company sign; Large D-X sign; Railroad Crossing sign; Pennzoil display with oil cans; Glass oil cans w/ wire tray; Large offer of vintage oil cans to include Archer, D-X, Diamond, Marvel, Champlin, Phillips 66, Standard, Mobiloil, Clark, Texaco, Wizard, Sinclair, Quaker State, Sunoco, Vintage gas cans to include: D-X, Diamond, Sunoco; Spark plug cabinet; Vintage gas station maps; Napa Windshield Service Center; Antique gas pump w/ crown globe; Wapello glass battery jars; '63 & '64 SS hub caps; Antique license plates; Car emblems; Vintage headlight lenses; Phillip 66 & Fire Chief gas pump salt & peppers; Many items will be offered!</p>	<p>ANTIQUE FURNITURE Large hall tree w/ bench & mirror; Round oak table w/ bearclaw feet; Roll top desk w/ upper glass front bookcase; Curved glass china cabinet; 4 drawer dresser w/ marble top, handkerchief boxes & mirror; Antique desk w/ side storage; Secretary desk; Glass front china cabinet; High back love seat & matching chair; Parlor table & 4 chairs; Children's parlor table & 2 chairs; Children's rocking chairs; Cane bottom rocking chair & chairs; Plant stand; Bench; Chest of drawers; Oak 3 drawer cabinet; Leather love seat; Round coffee table; Floor lamps; Dresser w/ mirror; Wardrobe; Glass display cases; Ironwood outdoor furniture; Cast iron wall 4 lamp holder; Large Mosler Safe Co. safe.</p>	<p>GLASSWARE & COLLECTIBLES McCoy & Roseville cookie jar collection; McCoy & Roseville pieces; Hull vases; Hand blown glass vases; Large offering of glassware to include: Cranberry Red Westmorland, Tiffin Franciscan, Pink depression, Muran Italian, Hobnail, Yellow Satin Fenton, Red Fenton, Pressed glass, Salt & pepper collection; Western 20 gal. crock; Antique toys; Roy Roger's lunch box; Memorabilia; Antique reel mower; Large brass boat compass; Brass lighted boat compass; Brass boat port hole; Wapello items; Fly rods; Naomi Doll 134/500; Vintage cigarette vending machine; Ted Williams bicycle; Many items too numerous to mention!</p>

Belle Slough Co. – Von O. & Kathy Smith / David L. Mathews – Attorney for Seller

For more information contact Steffes Group, 319.385.2000 or Nate Larson, 319.931.3944, or Jerry Roth 319.750.5728

SteffesGroup.com

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