

BUCHANAN COUNTY, IA REAL ESTATE



AUCTION

TIMED ONLINE

*Exceptional
Country Acreage
on 7.66 Acres M/L*

Open House Wednesday, September 2, 5-6PM

**3256 170th Street
Masonville, IA 50654**

OPENS: Wed. September 9

CLOSES: Wed. September 16 | 5PM 2020

**This home is ready for a new owner
to enjoy all this property has to offer!**

The work has been done for you, as this home received an extensive home makeover in 2011, with an extensive renovation and expansive addition. You will want to take a look at this home offering 4 levels, 3 bedrooms, 2 ½ baths and 2,080 total sq. ft. The mature trees, beautiful landscaping, several outbuildings & grain bins make this a one of a kind property. Come preview this home, then bid your price!

FOR INFORMATION

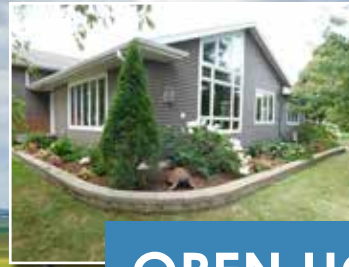
Nate Larson at Steffes Group,
641.423.1947 or 641.530.5528



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947





OPEN HOUSE WEDNESDAY



3256 170TH STREET, MASONVILLE, IA

Main Level

- Spacious custom made kitchen with granite counter tops, center island, knotty Cherry cabinets, stainless steel appliances and travertine stone flooring
- Dining room with French doors to the deck.
- Living room with plenty of natural light & gas fireplace
- Laundry room with front load washer, dryer & 1/2 bath

Upper Level

- Main bedroom with double closets and en suite bathroom with shower & jetted tub
- Bedroom with hardwood floors
- Bedroom with double closets

Lower Level

- Family room with wet bar with Wisconsin Dells timber bar top
- 3/4 bath

Basement

- Lower level basement utility room with shelving, canning area & plenty of storage space
- Crawl space with concrete floor under addition

Other Amenities

- Heated 2 car garage
- Composite deck overlooking a landscape waterfall
- Decorative concrete patio with built in fire pit

Included: Refrigerator, Stovetop, Oven, Microwave, Dishwasher, Washer, Dryer, Central vac system, Surveillance system, Water softener system, (2) 1,000 LP tanks, 2,000 gal. fuel tank, 500 gal. fuel barrel, Any items present on the day of closing.

Not included: Refrigerator in bar, Bar stools, Freezer, All shop equipment, Car lift, (1) 1,000 LP tanks, All personal property.

Possession: Projected date of October 30, 2020. (Subject to tenant's rights on the tillable ground)

Terms: 10% down payment on September 16, 2020. Balance due at closing with a projected date of October 30, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

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(\$3,491.22) - Ag Land Cr.(\$5.89) = Net (Rounded) \$3,486.00

View More Photos at SteffesGroup.com

Y, SEPTEMBER 2, 5-6PM

50
PHOTOS
ONLINE

3256 170th Street
Masonville, IA

187

110th Ave



ALL LINES AND BOUNDARIES
ARE APPROXIMATE.

Masonville, IA

220th St

20



Other Amenities

- Surround sound system
- Central vac system
- Surveillance system
- 3 zone hot water boiler heating system
- Central air conditioning
- Well
- New shingles in 2011.
- 7.66 Acres M/L with approx. 1.5 acres M/L tillable, balance being home, establish windbreak, buildings and grain bins

Outbuildings

- 40'x150' steel frame insulated shop with concrete floors, radiant heaters, gantry crane, mezzanine storage, office, 12'x12' OH door, 9'x9' OH door, 14'x12' OH door, 20'x12' OH door. 24'x150' lean to with a 20'x12' OH door. All overhead doors have openers.
- 48'x68' Morton machine shed with dirt floor & 2 sliding end doors
- 20'x22' shed
- 20'x44' detached garage with concrete floor
- 20'x22' lawn shed w/attic storage

119,566 bu.

Grain Bin Capacity

- Sukup 44,087 bu. grain bin
- MFS 11,144 bu. grain bin
- DMC 7,054 bu. dryer grain bin (new floor 3 yrs. ago)
- (4) 10,581 bu. grain bins
- 3,251 bu. grain bin
- (3) 3,902 bu. grain bins
- 75' leg

SPECIAL PROVISIONS: This online real estate 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. • Down payment is due on the day the bidding closes. Signing of the contracts will take place through email and electronic document signatures. • The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2021 farming season. • It shall be the obligation of the buyer to report to the Buchanan County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. • Seller shall not be obligated to furnish a survey. • The Seller at Seller's expense will have the septic system pumped (if needed) & inspected and acquire the DNR Time of Transfer certificate for the septic system. This shall be done prior to closing. • 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 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. • 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. • 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.

FOR INFORMATION

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2245 East Bluegrass Road
Mt. Pleasant, IA 52641

PRSTD MKTG
US POSTAGE
PAID
PERMIT #315
FARGO, ND

REAL ESTATE AUCTION



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Masonville, IA

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