

Real Estate Auction

TIMED ONLINE

Opens: Wednesday, October 14th

Closes: Wednesday, October 21, 2020 at 4PM

Open House on Wednesday, October 7th, from 4-5PM



Built on Trust.

Opens: Wednesday, October 14th
Closes: Wed., Oct. 21, 2020 at 5PM

Buyer will be responsible for removal of all items, bring your own manpower to remove your items. Some items may require dismantling to be removed.

Loadout: Friday, October 23rd from 1-4PM

VEHICLE

2014 Honda Accord EX, 37,959 miles, 2WD, 4 cyl., automatic, 4-door, cloth, CD, sunroof, 215/55R17 tires, VIN IHGCR2F72EA053093

CAMPER & TRAILERS

2000 Dutchmen Lite 19FD, bumper hitch, tandem axle, sleeps 4, rear bed, bath, kitchenette, refrigerator, stove, microwave, sink

1994 Maxwell, car trailer, tandem axle, 76"x14', 3,500 lb. GAWR axles, P235/75R15 tires, VIN 4MPUB1429R1000829

4'x6' single axle trailer
Small boat trailer (non-roadable, bill of sale only)

UTILITY TRACTOR & STEAM ENGINE

1985 Ford 1310, shows 853 hrs., MFWD, diesel, open station, 3 pt. w/quick hitch, 540 PTO, sells w/Ford 770B loader, 4' bucket, rear wheel weights, 12.4-16 rears, 6-12 fronts, S/N UE 03179

Shop built scale model Steam Engine, not complete

Olds, small engine on dolly cart

Perkins, HB70582J engine

MOWER & EQUIPMENT

Dixon RAM Mag, 230 hrs., zero turn, 44" deck, Honda GXV 620 motor

PET 500 electric tricycle scooter

Huskee Supreme, rear tine roto tiller, Honda 6 hp. motor

Gravity flow wagon, 150 bu., 20.5R14 tires

Beefco C16, finish mower, 6', 3 pt., 540 PTO

Estate 300E, snowblower, 53", 3 pt., 540 PTO

Ford, plow, 1 btm., 3pt.

Box scraper, 55", 3 pt.

Ford 781, blade, 5', 3 pt.

Post auger

Salt Dogg push lawn spreader

MACHINIST & WOODWORKING EQUIPMENT

Grizzly vertical mill w/UNIQC digital readout, 2 hp., 1 phase; **Central Machinery**

F1-9006 metal lathe, 42", 1 hp., 1 phase;

C-Aire II vertical air compressor, 80 gal., 5 hp., 1 phase, S/N CT80V282; **Clark**

air compressor, 4 gal., 2 hp.; **Miller**

ThunderBolt AC/DC welder; **Lincoln**

SP-130T wire welder; **Miller Spectrum 375**

X-Treme plasma cutter; **Woodward Fab.**

metal shear; Pipe bender; 36" sheet metal

brake; Engine hoist; Torch set; Collett stand;

Machinist tooling; Toolbox; Parts bin; Vice;

Metal shelving; Bubble wheel balancer;

Manual tire changer; Arbor press; AB scroll

saw; Bead blast cabinet; 10 Ton porta

power; **Ryobi** radial arm saw, 8-1/4"; **Grizzly**

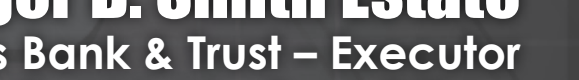
table saw w/built in router; **Grizzly G1758**

bandsaw; **Grizzly** belt sander; **Dewalt**

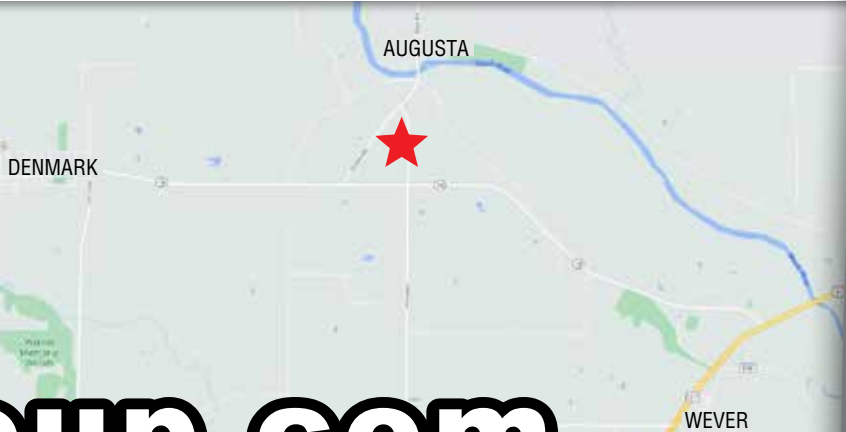
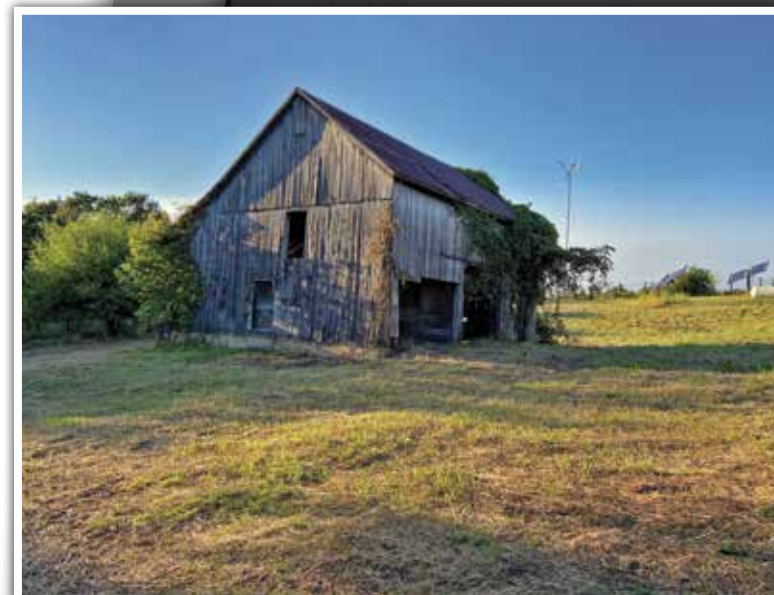
DW733 12-1/2" planer; **Honda E-Z 1400**

generator; **North Star** 5 hp. electric pressure

washer; Cement mixer; Scroll saw & stand



WEVER, IOWA - Located at 1471 330th Avenue, Wever, IA 52658



Country Acreage on 1.48 Acres M/L

Name your price on this country acreage that is ready for a home make over! This home offers 1,344 sq.ft. of living space and was built in 1980.

This berm home features main level living with a living room with corn burning stove, kitchen with refrigerator & stove and adjoining dining area. The current floor plan offers a bedroom, office, bathroom, machine/tool room with an A frame hoist, utility room with washer & dryer, mud room and screened in porch.

Buildings include attached 2 car garage, detached garage with lower level workshop, covered car port and large barn with pasture area. Amenities include (3) Zomeworks solar panels, windmill, Rathbun rural water, Rheem GFA furnace, central air, Bosch Aquastar water heater, electric water heater & Mini Ultra electric boiler and (2) 100 amp breaker boxes.

Included: Bulk bin, Refrigerator, Stove, Washer, Dryer, 500 gal. LP tank, (3) Zomeworks solar panels, Windmill, Xantrex SW charging system, A frame hoist, Any items present on the day of closing.

Not included: Air compressor, All tools & personal property.

Terms: 10% down payment on October 21, 2020. Balance due at closing with a projected date of December 4, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 4, 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.

Gross \$1,517.10 - Ag Land Cr. (\$127.77) = Net \$1,390.00 (Rounded)

Special Provisions:

- This online real estate 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. Signing of the contracts will take place through email and electronic document signatures.
- Seller shall not be obligated to furnish a survey.
- 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 Lee County & Iowa Laws & regulations.
- 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.
- 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.

ALL LINES AND BOUNDARIES ARE APPROXIMATE.



SteffesGroup.com

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



Roger D. Smith Estate
Two Rivers Bank & Trust – Executor
Cynthia F. Sharpe – Vice President – Trust Officer
Laura M. Krehbiel – Attorney for Estate
For information contact Steffes Group at 319.385.2000;
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