

Lee County, IA Home & Land Auction

TIMED ONLINE



WEST POINT, IOWA - Home & land are located at 1816 250th Avenue, West Point, IA 52656

Opens: Thursday, October 15th / Closes: Thursday, October 22, 2020 at 4PM

Open House on Thursday, October 8th from 4-5PM

Selling Free & Clear for 2021

84[±]
acres
sells in 2 tracts



Tract 1: Acreage



Tract 1: Home



Tract 1: Shop



Tract 1: Home



Tract 1: Home



Tract 1: Shop



Tract 1: Shop



Tract 1: Home



Tract 1: Home



Tract 1: Shop



Tract 1: Shop



Tract 1: Home



Tract 1: Home



Tract 2: Land



Tract 2: Land

Tract #1: Home & Building on 1.5 Acres M/L

Subject to final survey

Take a look at this acreage located down a dead-end road! This home offers 3 bedrooms, 1 3/4 baths, 1,404 sq. ft. on the main floor and a 3/4 finished 1,404 sq. ft. walkout lower level. This spacious home was built in 2012. This property also has a 40'x80' insulated, concrete heated shop with a fully compliant ADA 914 sq. ft., 1 bedroom, 1 bath, studio apartment which was completed in 2017. The entire home and all buildings on this property have LED lighting installed for both efficiency and savings to be realized by the new owner. Come to the Open House, then bid your price!

MAIN LEVEL

- Oak kitchen with center island, refrigerator, electric stove, dishwasher & microwave
- Living room
- Dining room with French doors to 10'x24' deck with handicapped accessible ramp down to backyard
- Main bedroom with en suite bathroom with shower with removable shower bench, double vanity & walk in closet
- Two additional bedrooms
- Full bathroom
- Laundry room with front load washer & dryer

WALK OUT BASEMENT

- 3/4 Finished family room with insulation, concrete floors with partial laminate installed, ceiling, and LED lighting
- Fully finished extra multi purpose room with open floorplan
- Utility room with Lennox high efficient gas forced air furnace with central air and instant heated water system with Navien tankless water heater

OTHER AMENITIES

- Insulated attached 26'x24' two car garage
- Rural water

BUILDING WITH APARTMENT

- 40'x80' shop, fully insulated walls, floor, and ceiling with an in-floor heating system powered by a High efficient Takagi 190,000 BTU propane boiler & LED lighting
- (2) 16'x14' insulated overhead doors with openers
- Heated / Air conditioned shop office with attached Utility / 1/2 bath with independent electric water heater
- One bedroom apartment finished in 2017 with 914 sq. ft. of space. Offers a Fully ADA compliant, handicap accessible open kitchen/dining area with refrigerator, elevated stove, roll under stove top, roll under sink, elevated dishwasher, complete with disposal and microwave. Living room with sliding glass door to covered concrete patio. Wheel chair accessible 3/4 bath with roll in shower and laundry hookups. High efficient gas forced air furnace with central air. L-shaped covered porch.

Included: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, 2 separate Surveillance systems, Window air unit in shop office, Apartment appliances: refrigerator, stove, stove top, microwave & dishwasher.

Not included: All furniture & personal property.

Tract #2: 82.5 Acres M/L

Approx. 44 acres tillable, balance being timber.

Corn Suitability Rating 2 is 46.5 on the tillable acres.

Located in Sections 10 & 15, West Point Township, Lee County, Iowa.

Not Included: Crops

Terms: 10% down payment on October 22, 2020. Balance due at final settlement 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 (Subject to tenant's rights on the tillable land).

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.

Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the bid amount to arrive at the total contract purchase price.
- Tract 1 will be sold lump sum price. Tract 1 will be surveyed by a registered land surveyor. The seller shall not be obligated to furnish a survey on Tract 2. Tract 2 will be sold by the acre, with taxable acres being the multiplier, deducting the surveyed acres of Tract #1 and the surveyed acres of the other home not selling. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing on only Tract 2. No adjustments will be made on Tract 1, as it is selling 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.
- Tracts will be tied together meaning the bidding will be set to close simultaneously. Each Tract tied together will stay in extension until there are no more bids placed on any of the Tracts that are tied together.
- The land is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer to report to the Lee County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres.
- It shall be the Buyer's responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Lee County & Iowa Laws & regulations. Prior to closing, the buyer shall acquire the proper paperwork required by the Lee County Sanitarian for the septic system.
- The current driveway entrance will be a shared entrance between Tracts 1, 2 and the adjoining property owner to the north. An easement will be established for ingress/egress in favor of the adjoining property owner to the north. A maintenance agreement will also be established.
- If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).
- 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 buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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.

Tract 1 Real Estate Taxes:	Net (Approx.)	\$2,643.00
Tract 2 Real Estate Taxes:	Gross	\$1,251.48
	Ag. Credit	(\$49.47)
	Net (Approx.)	\$1,204.00



Michael A. & Joni K. Burke
Brian J. Helling - Attorney for Sellers

For information contact Steffes Group at 319.385.2000;
Nate Larson, 319.931.3944 or Jerry Roth, 319.750.3269

SteffesGroup.com



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