

HUMBOLDT COUNTY, IA

Real Estate Auction

TIMED ONLINE

Opens: Thursday, January 21st

Closes: Thursday, January 28, 2021 at 4PM

Gilmore City, Iowa

Open House
Thursday, January 14th
from 4-5PM



2115 Delaware Avenue, Gilmore City, IA 50541 - Located 2 3/4 miles east of Gilmore City on Highway 3, then 1 mile north on Delaware Avenue.



ALL LINES AND BOUNDARIES ARE APPROXIMATE



Country Acreage
ON
3.30
ACRES M/L

This home is ready for a new owner!! You will enjoy all this acreage has to offer including a four season sunroom, usable outbuildings and establish windbreaks. Come preview this home, then bid your price!

Main Level

- 1,316 sq. ft. of living space on the main level
- Kitchen with dishwasher
- Large living room with bay window
- Dining area with built in China cabinet
- Four season sunroom with gas fireplace & French doors
- Two bedrooms
- Bathroom

Basement

- Recreational room
- Hobby room
- Laundry/storage room with walkup access to the garage
- Crawl space under four season sunroom for additional storage space

Other Amenities

- Attached 26'x28' garage
- Well water
- Gas forced air furnace with central air
- Established windbreak on 3.30 acres M/L

Outbuildings

- 30'x40' heated shop with radiant gas heat, concrete floor, 12'x12' overhead door, electric & water
- 32'x40' barn with steel siding, concrete floor, garage door, electric & hay loft
- 16'x24' granary with steel siding, wood floor & loft
- 12'x20' shed with steel siding, concrete floor, loft & electric

Gross/Net Taxes: \$1,940.00

Included: Dishwasher, Safe, 1,000 gal. LP tank, 500 gal. LP tank

Terms: 10% down payment on January 28, 2021. Balance due at closing with a projected date of March 12, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of March 12, 2021. **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 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 a Secured Lender owned property, 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 Humboldt 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.

- 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.

SECURED LENDER

For information contact Steffes Group, 641.423.1947; Nate Larson, or 319.931.3944 or Duane Norton, 515.450.7778

SteffesGroup.com

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

