

HENRY COUNTY, IA

Real Estate Auction

TIMED ONLINE

Opens: Tuesday, April 13th

CLOSES: TUESDAY, APRIL 20, 2021 AT 1PM

Wayland, Iowa



Open House
Tuesday, April 6th from 1-2PM



Four Bedroom Home

ON 14.93 ACRES M/L

WAYLAND, IOWA - Located 1/2 mile north of Wayland on Dakota Avenue/W55 to 1018 Dakota Avenue.

Looking to move to the country and room for livestock? Don't miss your chance to own this two story home located on a hard surface road, with several outbuildings & pasture. The home offers 2,264 sq.ft. of total living space and was built in 1920.

Main Level

- L shaped living room with fireplace
- Kitchen with updated cabinets & breakfast bar, gas stove & dishwasher
- 3/4 bath
- Laundry area with French doors to deck

Other Amenities

- Attached 2 car garage
- Partial basement
- Ruud high efficient gas forced air with central air
- 100 amp fuse box
- Well
- 14.93 acres M/L

Outbuildings

- 36'x120' cattle barn built in 2014
- 26'x40' commodity pole building with 18'x40' lean to
- 32'x44' barn & concrete lot
- 24'x114' confinement building with 4' & 8' pit
- 24'x36' confinement building with 8' pit
- 40'x100' broiler house
- 14'x36' building

Upstairs

- 4 bedrooms
- Full bathroom

Real Estate Taxes: Gross \$ 2,112.62 - Homestead Cr. (\$156.44) = Net \$ 1,956.00

Included: Gas stove, Dishwasher, Attached fence line feed bunks, fencing & gates, (2) Bulk bins, Any item present on the day of closing



Terms: 10% down payment on April 20, 2021. Balance due at closing with a projected date of June 4, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of June 4, 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 buyer's premium of \$1,000. This will be added to the bid amount to arrive at the total contract purchase 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.
- 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 Henry 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.

SECURED LENDER

William R. Jahn Jr. - Attorney for Seller

For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

SteffesGroup.com

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

Announcements made the day of sale take precedence over advertising.

