

TIMED ONLINE Land Auction

Jefferson County, Iowa

15+ Acres
Sells in 1 Tract

Opens:

Friday, October 8

Bidding Closes:

Friday, October 15, 2021 at 10AM

Batavia, Iowa

The land is located south of the railroad tracks on 4th Street.

15 Acres M/L - Sells in 1 Tract

This property presents several possibilities with 15 acres ready for your ideas. The land could be a potential building site for a home, business or a small recreational getaway on the edge of Batavia. The land offers timber, pasture with a creek running through the property. All in a secluded location on a hard surface road.

Located in Section 31, Locust Grove Township, Jefferson County, Iowa. Please note the owner is in the process of removing the old vehicles & trailers.

Included: Any item present on the day of final settlement.

Not included: Vehicles & Trailers.

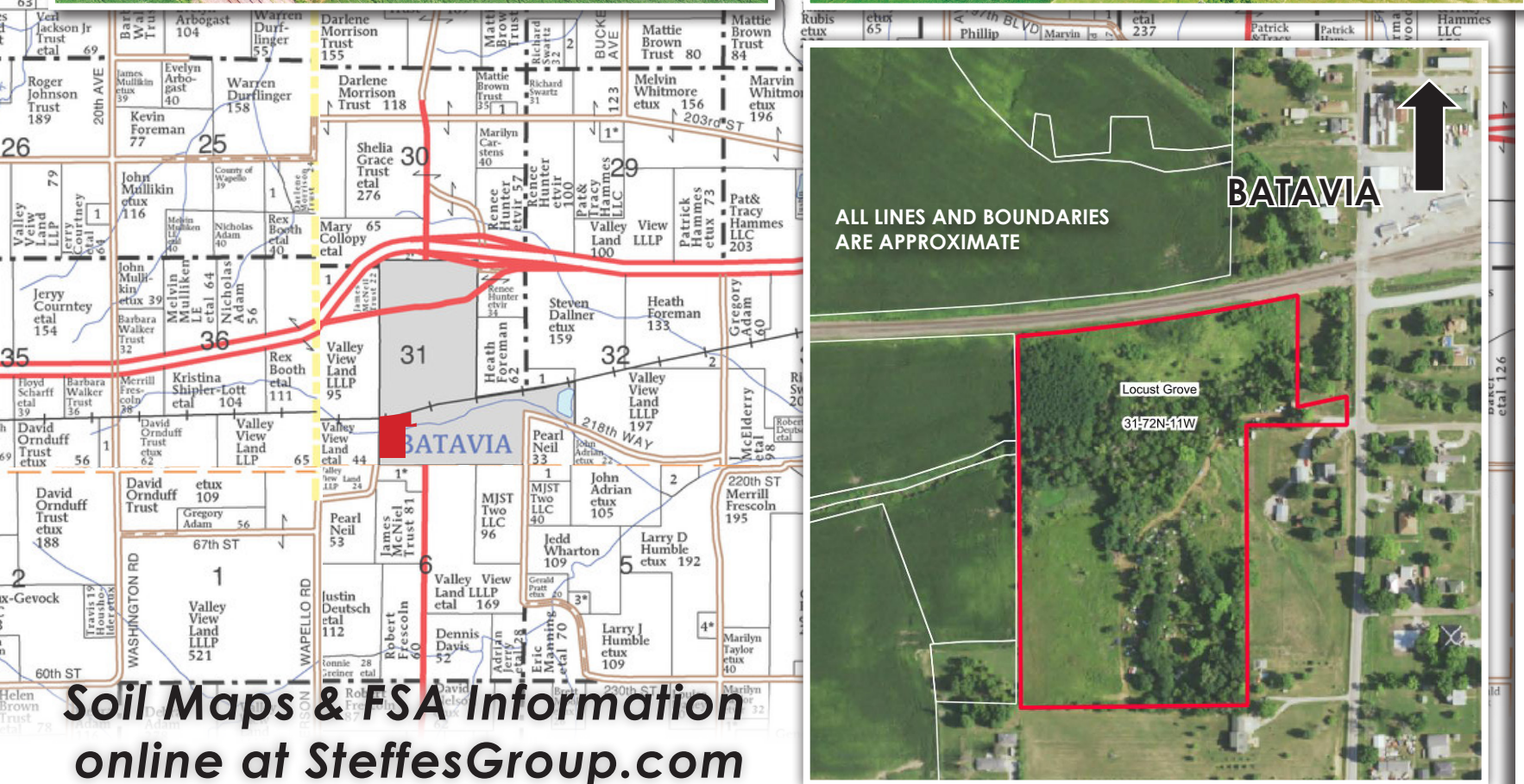
Terms: 10% down payment on October 15, 2021. Balance due at final settlement with a projected date of November 29, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 29, 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. **Real Estate Taxes - Tax Parcel 05-31-376-003: Net \$566.00 (Rounded)**

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.
- Bidding on the land will be lump sum price.
- Seller shall not be obligated to furnish a survey.
- Down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures.
- If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer shall be responsible for any fencing in accordance with state law.
- The Buyer will be responsible for installing his/her own entrance, if needed or desired.
- 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 they have carefully and thoroughly inspected the real estate and are 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



Soil Maps & FSA Information
online at SteffesGroup.com

Donald C. Teninty

Carrie Teninty – Power of Attorney | Paul Zingg – Attorney for Seller

For more information contact Terry Hoenig of 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.

