

DES MOINES COUNTY, IOWA

Real Estate Auction

TIMED ONLINE

Open House

Wednesday, June 16th

from 4-5pm

*15348 Highway 34,
West Burlington, Iowa*

Opens: Wednesday, June 23rd

CLOSES: WEDNESDAY, JUNE 30, 2021 AT 4PM

BEAUTIFUL COUNTY ACREAGE ON 5.2 ACRES M/L

The work has already been done and this home is ready for a new owner! You will enjoy all this acreage has to offer including a wonderful kitchen, original woodwork, newer windows, doors & siding, along with several usable buildings! Come preview this home, then bid your price!

Main Level:

- 2,044 sq. ft. of total living space, built in 1909
- The updated kitchen offers Keystone cabinetry, an island, stainless steel appliances & dining area
- Living room with front parlor room w/ French doors
- Main level laundry room w/ French doors
- Updated ¾ bath
- Sun porch off of kitchen

Upper Level:

- Four bedrooms
- Full bath
- Second floor high efficient gas forced air furnace & central air
- Front & rear stairway

Other Amenities:

- Danville Community School District
- Original woodwork
- Newer replacement windows & entry doors
- New vinyl siding
- Steel roof
- Partial basement w/ high efficient gas forced air furnace & central air
- Rathbun rural water
- (2) septic systems
- Natural gas

Included: Refrigerator, Stove, Microwave, Dishwasher, Pool table, Refrigerator, Stove in building. **Not included:** 2021 crop.

Buildings:

- Attached 2 car garage
- Detached 28'x36' 3 car garage
- 58'x60' building with an office area, unfinished kitchen, ½ bath, pool room, large garage/storage area w/ overhead door & 20'x32' garage w/ overhead door; The main building has a high efficient gas furnace & central air
- 40'x60'x14' steel frame building w/ concrete floors & overhead door
- 22'x76' open end lean to w/ concrete
- Situated on 5.2 acres M/L with approx 3 acres tillable with a Corn Suitability Rating 2 of 86.5 on the tillable acres



Terms: 10% down payment on June 30, 2021. Balance due at closing with a projected date of August 15, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 15, 2021

(Possession of the tillable land will be granted upon the completion of the 2021 harvest).

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.

Parcels 10-29-400-012 & 10-29-400-013 Net Taxes: \$3,024.00

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. Signing of the contracts will take place through email and electronic document signatures.
- It shall be the obligation of the buyer to report to the Des Moines 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 to be determined.
- Seller shall not be obligated to furnish a survey.
- The Seller shall bear the responsibility and expense to have the septic system(s) pumped(if required) & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Seller's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system(s) in accordance with Des Moines County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Des Moines County Sanitarian for the septic system(s).

- 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.

WASSON FARMS LLC

William R. Jahn Jr. – Attorney for Seller

For information contact Lynn Richard at Steffes Group, 319.385.2000 or 319.931.9090

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 31.385.2000

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