

JOHNSON COUNTY, IOWA

# Acreage Auction

**TIMED ONLINE**

Opens: Wednesday, July 14th

**CLOSES: WEDNESDAY, JULY 21, 2021 AT 4PM**

*Open House*

Wednesday, July 7th from 4-5PM

## Four Bedroom Home

### ON 12.20 ACRES M/L - 1 TRACT

This home is located across from F.W. Kent Park on Highway 6. The four bedroom, ranch style home offers 1,504 sq.ft. of living space on the main level and tillable land income.

**Floor Plan:**

- Kitchen w/ refrigerator, stove & trash compactor
- Living room with vaulted ceilings
- Dining room with vaulted ceilings
- Four bedrooms
- 1 1/2 baths
- Wood deck w/ fenced yard
- Walkout basement with 1 car garage, workshop area & laundry area

**Amenities of the Home:**

- Steel roof
- Replacement windows
- Natural gas forced air furnace & central air
- Established windbreak
- Well
- Four portable buildings
- 12.20 Taxable acres M/L

**Land Information:**

Approx. 11 acres tillable.  
Corn Suitability Rating 2 is 53.7 on the fillable acres.  
Located in Sections 23 & 24, Oxford Township, Johnson County, Iowa.

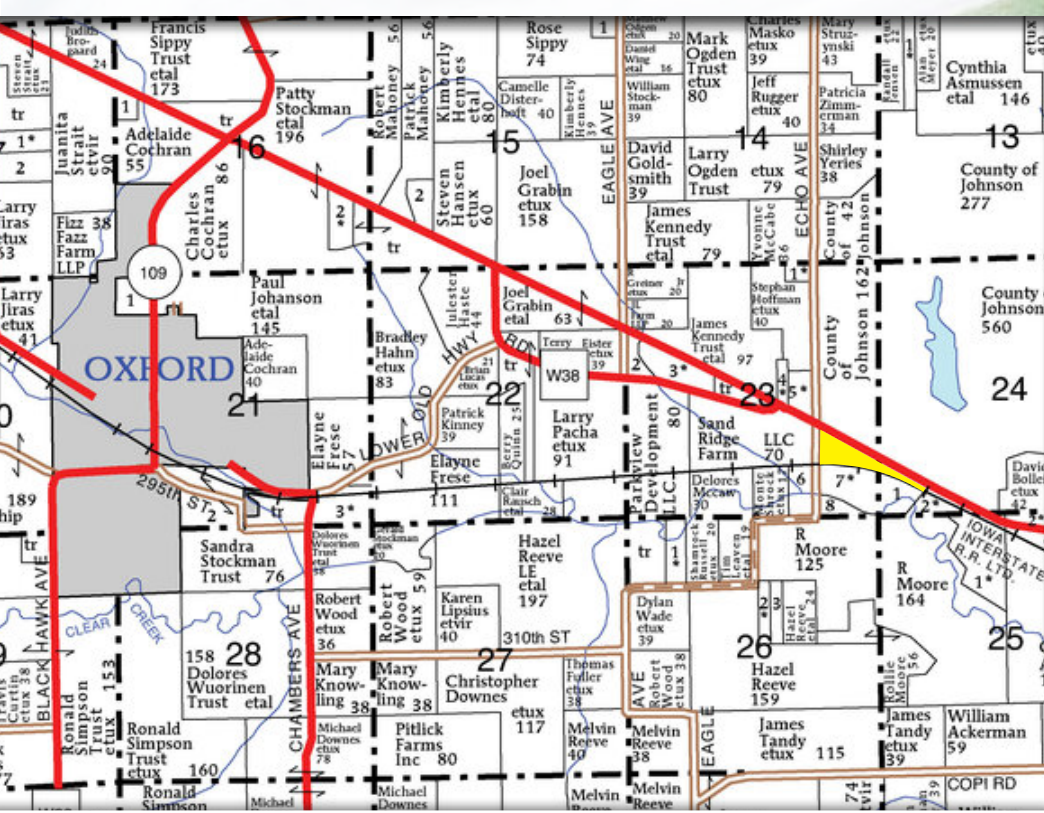
**Included:** Refrigerator, Stove, Trash compactor, (4) Portable buildings, Any item present on the day of closing.

**Not included:** Washer, Dryer, Fuel barrels, All personal property.



## Oxford, Iowa

Conveniently located between Tiffin & Oxford on Highway 6 at 2942 Eagle Avenue NW, Oxford, Iowa



**Terms:** 10% down payment on July 21, 2021. Balance due at closing with a projected date of September 7, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of September 7, 2021 (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.

**Real Estate Taxes - Tax Parcel # 0523402001:** Gross \$ 3,923.15 - Homestead Cr. (\$143.41) = Net \$ 3,780.00

**Special Provisions:**

- This online real estate 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.
- Bidding on the Tract will be lump sum price.
- If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- Due to this being an estate, 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 Johnson County & Iowa Laws & regulations.
- The tillable land is rented for the 2021 farming season. The Seller shall retain 100% of the cash rent for 2021.
- It shall be the responsibility of the Buyer to serve tenant notice, prior to September 1, 2021, if so desired.
- It shall be the obligation of the Buyer to report to the Johnson County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Seller shall not be obligated to furnish a survey.
- 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.
- The Buyer shall be responsible for installing his/her own entrances if needed or desired.

- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred upon closing.
- 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

## TIMED ONLINE ESTATE AUCTION

Equipment located at 2942 Eagle Avenue NW, Oxford, IA 52322

Opens: Wednesday, June 23

**CLOSES: WEDNESDAY, JUNE 30, 2021 AT 7PM**

**Loadout:** Friday, July 2nd from 9AM-4PM. Steffes loader will be onsite to assist in loading.



**TRACTORS & SKID LOADER**

- 1975 Massey Ferguson 1135, 7,327 hrs., cab, 18.4-38 rears, 11.00-165L fronts, 9B54478
- 1974 Massey Ferguson 1135, 2WD, 18.4x34 rears, S/N 9B49334 (parts tractor)
- Mustang 332, 6,550 hrs., skid steer, 27x8.00-15 tires, S/N 630238

**PLANTER & FIELD CULTIVATOR**

- John Deere, planter, 6x30", ground-driven, markers
- Keweenaw 270 Super Shank, field cultivator, 22", hyd. lift & fold
- Single Axle Trailer, 5'x8' w/ sides
- Hayrack
- Blade, 7', pull-type
- Gehl, snow blower

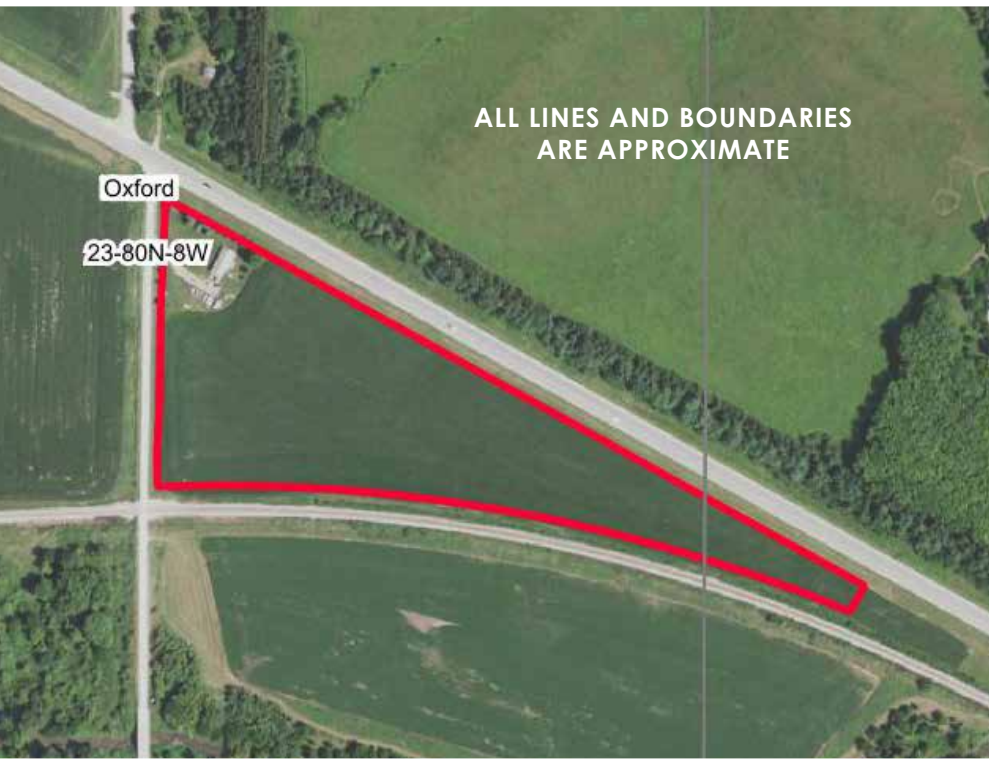
**LAWN EQUIPMENT**

- Ferris IS700Z, zero turn, Briggs Vanguard 26 hp.
- John Deere 112L, riding mower
- Cub Cadet 106, riding mower
- Cub Cadet 1650, hydro
- Bachtold mower
- Montgomery Ward, front tine tiller
- Fuel Barrels On Stands



**IMPALA CAR & SHOP EQUIPMENT**

Chevrolet Impala Convertible, for parts; Impala hood, interior parts; Coats 30-40A tire changer machine; DeWalt chop saw; Karcher power washer; AutoMeter battery tester; Bench top drill press; Car ramps; Die Hard battery charger; Engine hoist; Floor jacks; Hand truck dolly; Parts Bins; Shop Vac; Simplex Jack; Stanley fiberglass 8' ladder; Steel shelving; Steel workbench; Table saw; Tool Boxes on wheels; Various hand tools; Bumpers; Carburetors; Fenders; Kohler engine parts; Steering columns; Chevy 350 engine; Regular Cab Truck Parts



## SAMUEL F. WADE ESTATE

Michelle Hamm - Executor | Michael J. Elwood - Attorney for Estate

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.

