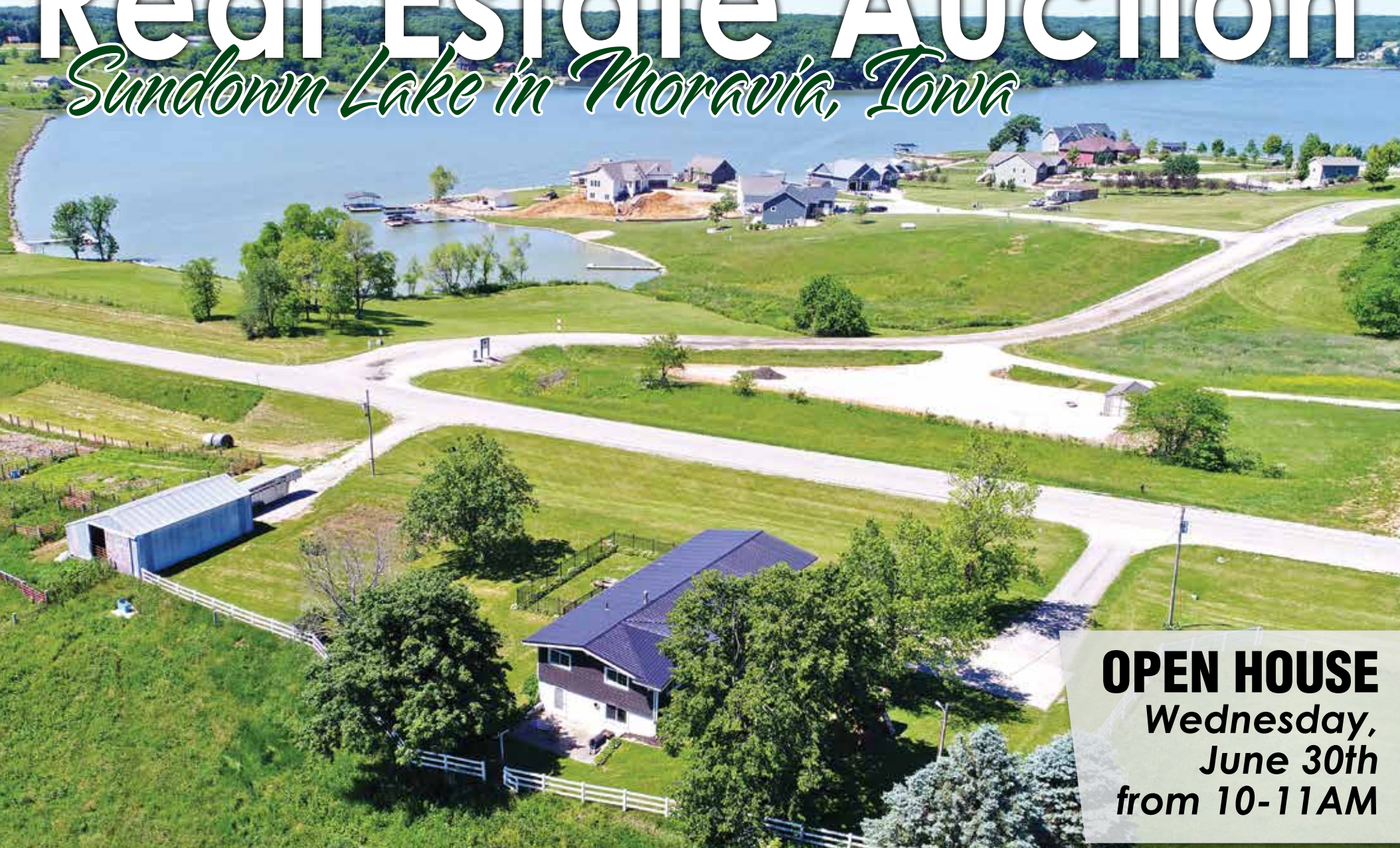


TIMED ONLINE

APPANOOSE COUNTY, IOWA

# Real Estate Auction

## Sundown Lake in Moravia, Iowa



**OPEN HOUSE**  
Wednesday,  
June 30th  
from 10-11AM

Opens: Wednesday, July 7th

CLOSES: WEDNESDAY, JULY 14, 2021 AT 10AM

**Auctioneer's Note:** The Hamilton family will be relocating out of state. This presents a great opportunity to purchase their newly remodeled home and acreage, as well as a building lot with boat slip on beautiful Sundown Lake.

### TRACT 1 – THREE BEDROOM HOME ON 10 ACRES M/L (Subject to final survey)

Tract 1 is located 7 miles southeast of Moravia on Highway J3T to 29732 Highway J3T.

#### Main Level:

- Ranch style home with 1,280 sq.ft. of living space on the main level, built in 1980
- Updated kitchen in the spring of 2021 with cherry finished cabinets, refrigerator, stove, dishwasher, microwave, pantry & laminate flooring
- Dining area with sliding glass door to the deck offering beautiful views of Sundown Lake; Deck & fence new in 2020
- Living room with hardwood floors & vaulted ceiling
- Bedroom with bamboo flooring & double closets
- Bedroom with hardwood floors
- Bedroom with carpet
- Updated bathroom with double vanity, tiled shower tub & tiled floors

#### Walkout Basement:

- Large L-shaped family room with knotty pine walls & small kitchenette with gas stove (not connected)
- Non conforming bedroom
- Updated bathroom with walk in tiled shower & tiled floor
- Laundry room with washer, dryer, gas forced air furnace with central air
- Concrete patio

#### Amenities:

- Attached 24'x24' two car garage
- Other updates include steel roof, replacement windows & vinyl siding
- Rathbun rural water
- 36'x48' pole frame building with gravel/dirt floor, electric & water hydrant
- 10 Acres M/L – Subject to final survey
- Fenced lot with (2) waterers, balance being pasture/hay ground

**Included:** Refrigerator, Stove, Dishwasher, Microwave, Gas stove, Washer, Dryer, Extra bamboo flooring in basement, 500 gal. LP tank, Playground equipment, (2) Waterers, Attached gates & fencing.

**Not included:** All 2021 hay cutting, Apartment size refrigerator, Chest freezer, Unattached gates & fencing, All farm equipment & personal property.

### TRACT 2 – LAKE VIEW LOT WITH BOAT SLIP AT THE COVES OF SUNDOWN LAKE

Tract 2 is located 7 miles southeast of Moravia on Highway J3T, then turn West at Entrance B, proceed West on North Point Court, then North on Deep Water Court. Assessor address is 29402 West View Drive.

Sundown Lake is a private 400 acre lake with a private beach and is a great place to boat, kayak or canoe. Sundown Lake does offer convenient storage units for boats, etc.

#### Lot Details:

- This lake view lot offers beautiful sunset views of Sundown Lake
- Enjoy boating & fishing on Sundown Lake. This lot comes with a boat split usage rights to the private
- Sundown Lake, located just south of Entrance B
- Spacious lot with 2.63 Acres M/L
- Lot 27 has frontage on West View Drive & Deep Water Court
- Water & electricity is in the subdivision
- Current HOA fee is \$500 for the lot & \$75 for the boat dock



**Terms:** 10% down payment on July 14, 2021. Balance due at final settlement with a projected date of August 31, 2021, upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** Projected date of August 31, 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.  
**Tract 1 – Part of 270242004220000 & 270242004270000: Net \$1,302.00 (Approx.) | Tract 2 – Tax Parcel 275242004130827: Net \$261.00 (Rounded)**

#### Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. 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.
- Tract 1 will be sold lump sum price. Tract 1 will be surveyed by a licensed surveyor, prior to closing. If the recorded surveyed acres of Tract 1 is different than the stated acres, no adjustments will be made to the final contract price on Tract 1, as it is selling lump sum price.
- Tract 2 will be sold lump sum price. The Seller shall not be obligated to furnish a survey on Tract 2.

- Both Tracts will be tied together with the bidding set to close simultaneously. 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 in the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- The Seller shall bear the responsibility and expense to have the septic system pumped & 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 in accordance with Appanoose County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Appanoose County Sanitarian for the septic system.
- 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(s) shall be responsible for any fencing in accordance with 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(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are 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.

## RYAN C. & ELLIE J. HAMILTON

Garret Hlubek Dozark – Attorney for Seller

For information contact Terry Hoenig of Steffes Group, 641.423.1947 or 319.470.7120

# SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947

Announcements made the day of sale take precedence over advertising.

