

Wapello County, Iowa

# Acreage Auction

**TIMED ONLINE**

Opens: Wednesday, July 14

Closes: Wednesday, July 21, 2021 at 1PM

# 39.4<sup>±</sup> acres

Ottumwa, Iowa

Open House: Wednesday, July 7 from 1-2PM

Located 11 miles west of Ottumwa on Highway 34, then 4 1/2 miles north on Monroe Wapello Road/Highway T59/T61, then 1 mile east on 136th Street to 24115 136th Street, Ottumwa, IA 52501.

**Auctioneer's Note:** Due to the untimely death of Felecia's husband Michael, she has decided to sell their dream property in the making. A tremendous amount of work has been done to this property making this a wonderful opportunity to start where they left off and build the home of your dreams or a hunter's paradise in a breathtaking setting.

### 40'x40' AND 40x69' ATTACHED POLE BUILDINGS

If you are looking for your escape to the country, then take a look at this beautiful property! The ground work has been completed, now this property is ready to be finished.

#### 40'x40' Pole Building:

- 16'x20' studio living quarters with kitchenette, 3/4 bath & living area
- Shop is heated, insulated & tin lined
- Concrete floors with drain
- (2) 10'x10' overhead doors
- Built in 2017

#### 40'x69' Pole Building:

- This building is a blank canvass ready to be finished
- Beautiful views overlooking the stocked pond
- Vaulted rafters in south portion of building
- Spray foamed insulated ceiling
- Garage door opening
- Built in 2019

#### Property Highlights:

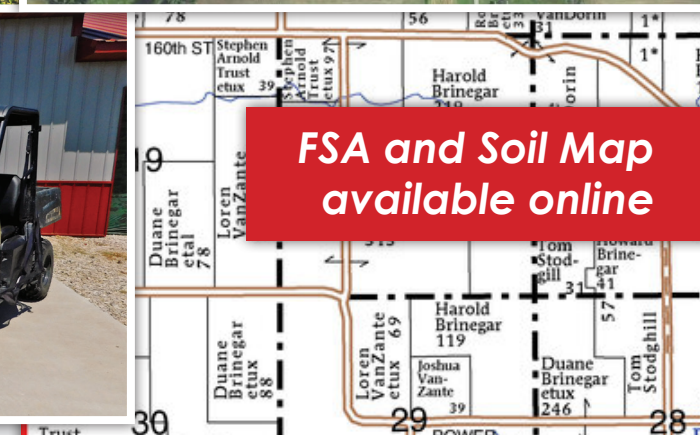
- Stocked pond with bass, bluegill & grass carp
- Elevated hunting blind
- Oak trees lining driveway
- Evergreen trees along the front of the property
- Rural water
- Underground electric
- Septic system
- 39.4 taxable acres M/L

#### Land Information:

- Approx. 13 acres tillable currently in hay ground with approx. 18 acres of timber
- Corn Suitability Rating 2 is 51.7 on the tillable acres
- Located in Section 31, Columbia Township, Wapello County, Iowa

**Included:** Elevated hunting blind, Refrigerator, Insulation and building materials for the unfinished building. Any item present on the day of closing.

**Not included:** Work benches, Shelving, TV, 500 gal. LP tank, All personal property.



**TIMED ONLINE  
ACREAGE EQUIPMENT  
AUCTION**  
CLOSING: WEDNESDAY, JULY 21 AT 3PM

**LOCATED AT:** 24115 136th Street, Ottumwa, Iowa

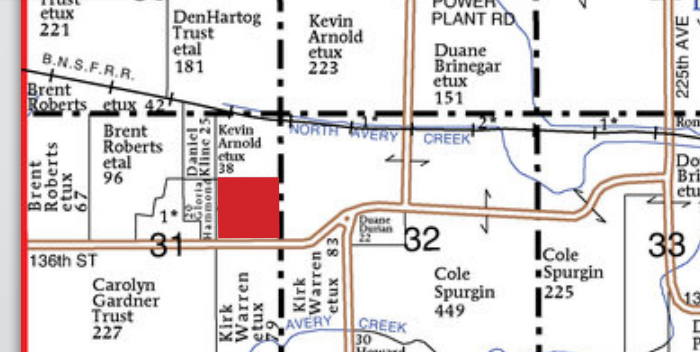
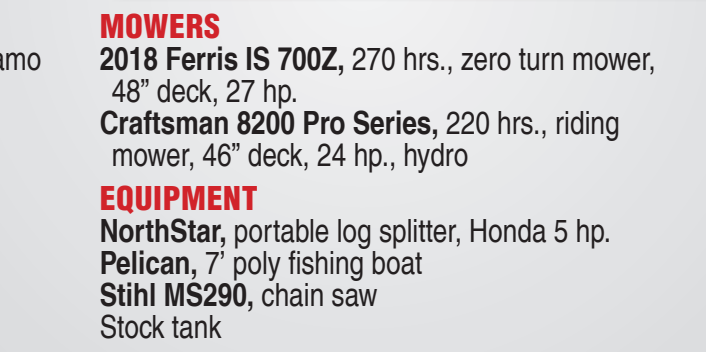
**LOADOUT:** Friday, July 23rd from 10AM-1PM

**UTV & ATV**  
2017 Polaris Ranger 570 EFI, 119 hrs./385 miles, 4WD, camo  
2009 Artic Cat 366, 4 wheeler, 788 miles, 4WD  
King Kutter, disc, 45" wide, knocked blades  
YuTrax, ATV, 2-wheel cart, 30"x5", tilt bed, 18x9.50-8 tires  
4' harrow  
4' rolling packer  
50" ATV snowblade

**MOWERS**  
2018 Ferris IS 700Z, 270 hrs., zero turn mower, 48" deck, 27 hp.  
Craftsman 8200 Pro Series, 220 hrs., riding mower, 46" deck, 24 hp., hydro

**EQUIPMENT**  
NorthStar, portable log splitter, Honda 5 hp. Pelican, 7' poly fishing boat  
Stihl MS290, chain saw  
Stock tank

**More items to be added online at SteffesGroup.com!**



**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 hay ground.)

**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 # 003093120449000:** Gross \$802.53 - Ag Land Cr. (\$21.39) = Net \$782.00

#### 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.
- The Seller shall bear the responsibility and expense to have the septic system 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 in accordance with Wapello County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Wapello County Sanitarian for the septic system.
- The hay ground is rented on a 50/50 crop share basis for the 2021 farming season. The Buyer will receive half of the bales produced from the 3rd cutting of hay.

- 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 Wapello 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.
- 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.

**FELECIA A. BURKHART**  
Harrison & Dietz-Kilen, P.L.C. - Attorney for Seller

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

# SteffesGroup.com

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