

TIMED ONLINE

# Real Estate Auction

*Open House*  
Tuesday, July 6th from 4-5PM

210 Spruce Street  
Montrose, Iowa



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Opens: Tuesday, July 13th

Closes: Tuesday, July 20, 2021 at 4PM

## Two Bedroom Brick Home

Take a look at this well cared for home with 2 outbuildings all located on a large 175'x140' corner lot. This ranch style home offers 1,220 sq.ft. of living space on the main level and was built in 1985.

### Floor Plan:

- Open floor plan
- Oak kitchen w/ breakfast bar, refrigerator, electric stove, microwave & dishwasher
- Living room & dining room
- Two bedrooms
- Bathroom w/ walk in shower
- Rear entry mud room
- Basement w/ large open family room, laundry area with washer & dryer, 1/2 bath, concrete storm/furnace room
- Carrier air handler w/ central air, electric baseboard heat & electric water heater

### Other Amenities:

- Morton 24'x45' oversized 2 car garage w/ Dayton hanging heater, floor drain, gas stove & stool
  - 16'x24' garage w/ concrete floor & garage door
  - Concrete patio area
  - Concrete driveway
  - Large 175'x140' corner lot
- Included:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Any item present on the day of closing. **Not included:** Stair lift chair, All personal property.

**Terms:** 10% down payment on July 20, 2021. Balance due at closing with a projected date of September 3, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of September 3, 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 Parcels:** 013918104360010, 13918104360020, 13918104360060, and 13918104360070: Net \$1,848.00

### Special Provisions:

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and 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.
- 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 real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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 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.

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## PERSONAL PROPERTY AUCTION

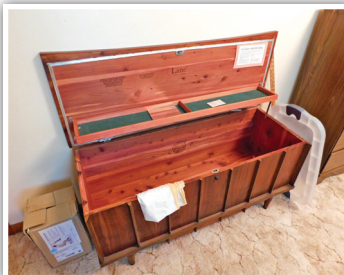
**CLOSES: TUESDAY, JULY 20 AT 5PM**

### LOCATED AT:

210 Spruce Street, Montrose, IA

### LOADOUT:

Friday, July 22 from 10AM-1PM



### RIDING LAWMOWERS & TOOLS

**Snapper Pro S50XT Professional**, zero turn mower, 140 hrs., 48" cut, Briggs & Stratton 25 hp. commercial; **John Deere L118 Automatic**, riding lawn mower, 42" cut, 22 hp., hydro; **Craftsman 9 hp.**, 26" snowblower; **Mantis** rototiller; **AgriFab 42"** lawn sweep; Lawn cart; Lawn roller; Pull-type lawn sprayer; Wheel barrow; **John Deere** wheel weights; **Craftsman 12"** drill press; **B&D** chop saw; **Coleman Powermate Ultra 2500** pressure washer; **Poulan** chainsaw; Tool box; Shop vac; Tools; Vice; Bench grinder; Garden tools; Single & double tree yokes; Pot Belly stove

### FURNITURE & HOUSEHOLD ITEMS

**Acorn SuperGlide 130 T700HD** stair lift chair; Kitchen table & (4) chairs; Lane cedar chest; (2) Couches; Double bed; Dresser w/ mirror; Chest of drawers; Bed; Dresser; Western 12 gal. crock; #12 Cast Iron kettle w/ lid; Ice cream maker; Keurig coffee maker; Sewing machine; Cookbooks; Cookware & kitchen utensils; Vintage record collection includes Hank Williams, Christy Lane, Jim Reeves, Bobby Helm, Trail Riders & More; Console stereo; Exercise equipment; Schwinn bicycle; Patio furniture  
**More Photos Online at SteffesGroup.com!**

### MARY E. NOEL ESTATE

Robert Dunn – Executor

Christy L. Popejoy – Attorney for Estate

For 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