

Clinton County, Iowa Acreage Auction

TIMED ONLINE

Opens: Thursday, July 15th

Closes: Thursday, July 22, 2021 at 1PM

More photos online
at [SteffesGroup.com](https://www.steffesgroup.com)

1595 380th Avenue, Bryant, Iowa

Open House
Thursday, July 8th
from 1-2PM



ALL LINES AND BOUNDARIES ARE APPROXIMATE

BEAUTIFUL HOME WITH 54'x120' BUILDING ON 2 ACRES M/L

Looking for an acreage located on a hard surface road? Take a look at this 3 bedroom, 1,400 sq.ft home built in 1991. On hot summer days enjoy the heated pool and concrete patio area for entertaining & relaxing!

Main Level:

- Kitchen with breakfast bar, refrigerator, stove, microwave, dishwasher & wood laminate flooring
- Dining room with wood laminate flooring & sliding glass door to the pool area
- Above ground heated pool with folding umbrella, robotic pool cleaner, spacious 16'x36' concrete patio area with Sunsetter electric retractable awning
- Large living room with carpet
- Master bedroom with en suite bathroom with walk in shower, washer & dryer
- Office or potential bedroom

Second Level:

- Two bedrooms
- Full bathroom
- Landing area with closet storage

Basement:

- Large family room
- ¾ bathroom
- Storage/Utility room
- Walkup access to garage

Included: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Refrigerator in basement, Water softener, Patio furniture, 500 gal LP tank for home, Any item present on the day of closing.

Not included: 6,000 gal. fuel tank, Cargo container, 500 gal. LP tank for shop (tank is leased), Refrigerator & stove in shop, Pallet racking, Air compressor, Hose reels; All attached & unattached personal property.

Other Amenities of Home:

- Beautiful landscaping with mature trees
- 8'x50' covered front porch with vinyl railing
- Approx. 25'x35' attached heated 3 car garage
- Comfort-Aire geo thermal heating & cooling
- Gutter leaf guards
- Wired for backup generator
- 232' well
- Northeast Community School District

Clearly 54'x120' Shop & Machine Shed:

- This building is divided into a heated shop & machine shed
- 54'x47' shop with 26 ½'x14 ½' Schweiss bi-fold door, 10'x10' overhead door, concrete floor, steel lined, gas forced air furnace, central air, office & ¾ bath
- 54'x73' machine shed with sliding door, partial concrete, balance gravel/dirt floor
- GSI 20,000 bu. grain bin built in 2005 with (2) GSI dryer fans w/ centrifugal downstream heaters

AUCTION

TIMED ONLINE

CLOSES: THURSDAY, JULY 22 AT 3PM

LOCATED AT:

1595 380th Avenue, Bryant, IA

LOADOUT:

Monday, July 26th, from 10-3PM

CARGO CONTAINER & FUEL TANK

40'x8' Cargo storage container
6,000 gal. fuel tank w/ pump

More items to be added
online at [SteffesGroup.com](https://www.steffesgroup.com)!

SHOP EQUIPMENT

Husky Pro vertical air compressor, 80 gal., 2-stage; Thermal Dynamics Cutmaster 51 plasma cutter (used once); Miller Dialarc 250 AC DC welder; Coleman Powermate portable air compressor, Honda 5hp; Gantry crane hoist; Central Machinery metal band saw; Bulk tote oil dispenser; Fastenal bolt cabinet; DynaGlo Delux 70,000 btu portable kerosene heater, NEW; Val6 infra red oil heater; Torch cart & tanks; Work benches; 4 ton floor jack; Engine hoist; Pallet racking; 10hp electric motor, 1 phase, NEW; BrushMaster chipper shredder 445cc, NEW; TroyBilt Bronco rear tire rototiller, 5.5HP; Several push mowers; Lawn roller; MaxAir shop fans, 36" & 24"

TOOLS

Stihl MS271 chainsaw; DeWalt cordless power tools; 1" & ¾" socket sets; 1" socket set; ¾" air impact; Milwaukee sawzall; Battery charger; Jack stands; Hand tools; Clamps; Air pig; Log chains; Bottle jacks; Hose reels; Folding tables & chairs



Terms: 10% down payment on July 22, 2021. Balance due at closing with a projected date of September 8, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of September 8, 2021 (Subject to lease for 2021-2022 on the grain bin).

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 # 14-0699-1000 & Part of # 14-0699-0000

Net \$3,092.00 (Approx.)

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.
- 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.
- Bidding on the Tract will be lump sum price.
- Seller will have the property surveyed prior to final settlement/closing. If the recorded surveyed acres is different than the stated acres, no adjustments will be made to the final contract price, as it is selling lump sum price.
- The Buyer will have the option to purchase additional land from the Seller, prior to the survey. The price per acre and number of acres will be negotiated between Buyer & Seller. Please note the entire farm is not available.

- The grain bin is leased from September 2021-September 2022. The Buyer will receive from the tenant the grain bin rent of \$3,000, which is due December 31, 2021.
- 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 Clinton County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Clinton 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 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

RONALD H. SMITH & MARY E. SMITH FAMILY TRUST

Ron & Mary Smith – Co- Trustees / Drew Chambers – Attorney for Seller

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

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