

TIMED ONLINE

# Real Estate Auction

*Montrose, Iowa*

*Open House:*  
Wednesday,  
September 29th,  
from 4-5PM

Opens: Wednesday, October 6th  
**CLOSES: WEDNESDAY, OCTOBER 13, 2021 AT 4PM**



## Two Story Home & 60'x72' Building on 2.37 Acres M/L - Located at 308 North 6th Street, Montrose, Iowa

Look for country living with city amenities? Take a look at this large 2 story home offering 2,646 sq.ft. of total living space on a 2.37 acre on the edge of town. The home offers original woodwork throughout and owner states hardwood floors under the carpet.

### Main Level:

- Living room with colonnades.
- Formal dining room with pocket doors
- Kitchen with breakfast bar & dishwasher
- Main level laundry room with ¼ bath
- 2013 addition with ¼ bath with walk in shower & mudroom
- Bedroom with two closets
- Front entryway

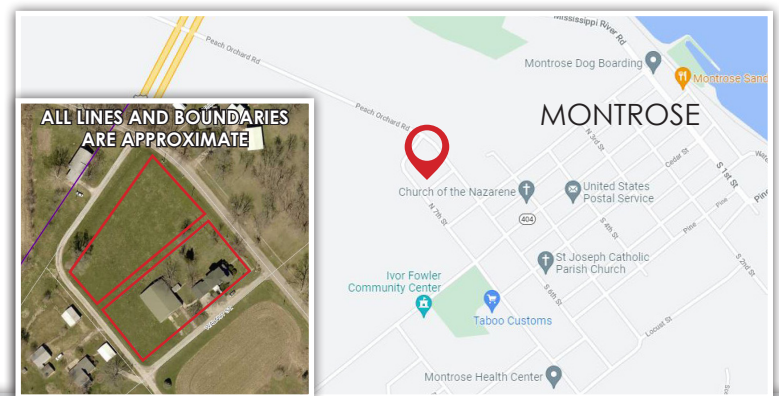
### Upstairs:

- Three bedrooms
- Sunroom with replacement windows
- Large walk in closet
- Full bathroom with walk in closet
- Walk up attic

### Other Amenities:

- Front wrap around vinyl porch
- Side entrance with covered vinyl porch & ramp
- Steel siding
- New shingles 6 years ago
- Attached 26'x26' 2 car garage built in 2013
- Basement with Carrier high efficient gas furnace & central air
- Honeywell backup generator
- City utilities
- Cleary 60'x72' pole building with concrete floor, garage door & sliding doors
- 2.37 Acres M/L corner lot

**Included:** Dishwasher, Honeywell backup generator, Culligan water softener system, Any item present on the day of closing.  
**Not included:** Workbench in building, All personal property.



**Terms:** 10% down payment on October 13, 2021. Balance due at closing with a projected date of November 24, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of November 24, 2021 (Subject to tenant's right on camper space in building).

**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. **Tax Parcels 013918102560010: Net \$2,372.00**

### 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 real estate 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.
- Owner currently rents a camper space in the building for \$50 per month on a month to month basis. The real estate is selling subject to tenant's rights for the camper space. Rent shall be prorated to the date of closing. It shall be the obligation of the Buyer to serve tenant notice, if so desired.
- 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.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer 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.

## Personal Property Auction

TIMED ONLINE

308 N 6th Street, Montrose, IA

**BIDDING  
CLOSES  
OCT. 13  
AT 5pm**



**Loadout: Friday, October 15th from 10AM-1PM**

### RIDING LAWNMOWERS & LAWN EQUIPMENT

- 2018 John Deere X750, 195 hrs., diesel, 60" deck, mid mount hyd. couplers
- 2006 John Deere X740, 1,507 hrs., diesel, 62" deck
- John Deere, snow blade, 54", w/ quick attach & hyd. angle
- John Deere, lawn sweep, 42"
- Craftsman lawn cart; Rugid lawn cart

### LOADER TRACTOR

John Deere 2010 Industrial, loader tractor, shows 1,541 hrs., synchro, 3pt., 540 PTO, open station, sells w/ loader & 66" bucket, 14.9R38 rears, 10-15SL fronts

### ANTIQUE FURNITURE, GLASSWARE, AND HOUSEHOLD ITEMS

View [Steffesgroup.com](http://Steffesgroup.com) for more photos and the online catalog!

## MARY V. MARSHALL

*Kimberly Thompson – Power of Attorney*

*Elaine Fehseke Gray – Attorney for Seller*

For information contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944

# SteffesGroup.com

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Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL |

Announcements made the day of sale take precedence over advertising.

