

TIMED ONLINE

Real Estate Auction

& Personal Property



2140 303rd Avenue,
Ft. Madison, Iowa

Open House
Thursday, September 9, 4-5PM



Opens: Thursday, September 16 / CLOSING: THURSDAY, SEPTEMBER 23, 2021 AT 4PM

Ranch Style Home with 16'x24' Workshop

Here is a home with a great location on a hard surface road! This ranch style home offers 1,254 sq.ft. of living space on the main level and was built in 1958.

- Floor Plan:**
- Oak kitchen with breakfast table, refrigerator, elec. stove, microwave & dishwasher
 - Open living room & dining room
 - Bedroom with knotty pine ceiling & cedar lined closet
 - Bedroom with cedar lined closet
 - Full bathroom
 - Basement with recreational room, TV/gaming room, non conforming bedroom, laundry/storage room with washer, dryer, shower, sink & sump pump with battery backup
- Other Amenities:**
- Attached 22'x22' two car garage with patio deck above
 - 16'x24' heated workshop
 - Carrier high efficient gas furnace & central air
 - New septic system installed in 2016
 - City water & city gas
 - Concrete & blacktop driveway
 - Situated on a 0.32 acre lot
- Included:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Deep freezer & Refrigerator (in basement).
Not included: All personal property.



TIMED ONLINE Personal Property Auction

BIDDING CLOSING AT 5PM Location: 2140 303rd Avenue, Ft. Madison, IA
Loadout: Friday, September 24th from 1-4PM



PICKUP
2003 Dodge Dakota SXT, 53,959 miles, 2WD, regular cab, short bed, 3.9L, automatic, cloth, AM/FM CD, UniCover top, 235/65R16 tires & alum wheels, VIN 1D7FL16X53S110262 (Owner states engine light is on, he bought it with the engine light on and was told it has to do with environment)

LAWN & GARDEN
Snapper LE14.538H, riding lawn mower, 14.5hp, 38" deck, hydro; LawnBoy push mower w/ bagger; Stihl BG50 gas leaf blower; Homelite gas leaf blower; Homelite gas trimmer (needs fuel line); Alum ext. ladder; Appliance cart; Air compressor; Lawn & garden hand tools; Fishing poles



WOODWORKING TOOLS
Delta Contractors 10" table saw w/ Unifence saw guide; Milwaukee compound miter saw; Delta 6" Professional jointer; Cal-Hawk 12 speed drill press; Craftsman 12" bandsaw; DeWalt drill; Belt sander; Porter Cable Speedmatic router; Craftsman router; Ryobi biscuit cutter; Rotozip; DeWalt DW682 plate joiner; Craftsman 6" bench grinder; Various power tools including saws, drills; Clamps; Tap & die set; Hole saw set; Chisel set; Lathe tools; Dado blades; Files; Drill bits; Hardware; Workbench w/ vice; Collection of 2 man saws; Whipple tress; Walnut & cherry lumber; Shop lights; Battery charger

PLUS, FURNITURE & ANTIQUES



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Terms: 10% down payment on September 23, 2021. Balance due at closing with a projected date of November 5, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of November 5, 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 Parcel 022909332790020:** Net \$1,566.00

- 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.
 - 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 Lee County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Lee County Sanitarian for the septic system.
 - Seller shall not be obligated to furnish a survey.
 - 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.

FRANK B. REED, JR. & ANNA LEE C. REED ESTATE
R.L. (Dick) Fehseke, Jr. - Attorney for Seller

For more information contact Terry Hoenig of Steffes Group, 319.385.2000 or 319.470.7120

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