

TIMED ONLINE

Real Estate Auction

Linn County, Iowa



Located at 3789 Hagerman Road, *Toddville, Iowa*

Open House:
Wednesday,
September 1st,
from 1-2PM

Opens: Wednesday, September 8th

CLOSES: WEDNESDAY, SEPTEMBER 15, 2021 AT 1PM



COUNTRY ACREAGE ON 1.52 ACRES M/L

Here is a well-maintained home with beautiful country views and a 40'x40' pole building. The 4 bedroom, 1 3/4 bath home offers 1,706 sq.ft. of total living space.

Floor Plan:

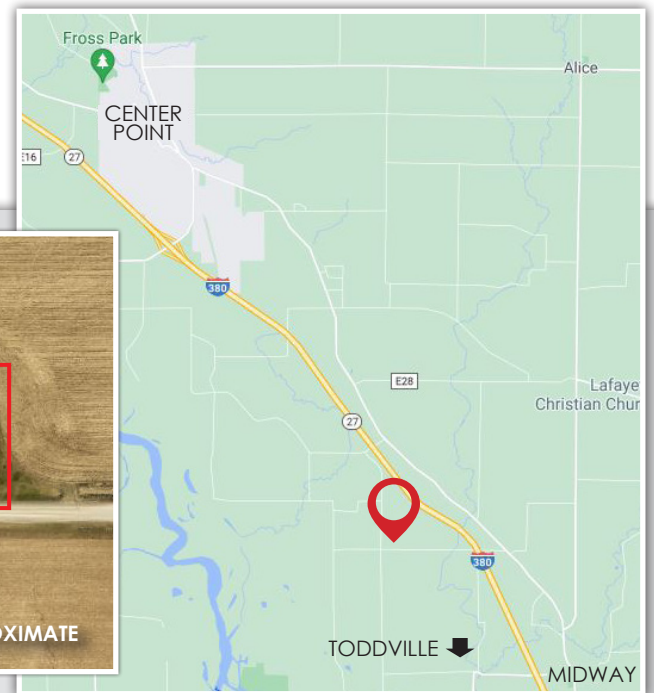
- Living room with new carpet
- Eat in kitchen with refrigerator, stove & dishwasher
- Full bathroom off of kitchen
- Laundry room
- 3/4 bath
- New addition in 2005 with two bedrooms with double closets
- Four season room/front entry
- Two bedrooms upstairs
- Basement with Amana high efficient gas furnace & central air

Other Amenities:

- 40'x40' pole building built in 2021 with 10'x10' OH door, 16'x8' OH door both with openers, 1/2 concrete, 1/2 rock, 100 amp breaker box
- 10,525 bu. grain bin with (2) 5 hp dryers (No electric to bin, condition of dryers unknown)
- Large 22'x22' concrete patio area
- New shingles in 2020
- Well
- 150 amp breaker box
- Center Point Urbana School District
- Situated on 1.52 acres M/L

Special Provisions:

- This online 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. 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 is in the process of Linn County subdivision proceedings. If the recorded acres of the subdivision survey is different than the stated acres, no adjustments will be made to the purchase price, as it is selling lump sum price.
- Due to this being a transfer by a fiduciary of a trust, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11) -3. Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the Buyer's expense in accordance with Linn County & Iowa Laws & regulations.
- 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



Included: Refrigerator, Stove, Dishwasher, Wardrobe, Desk, Deep freezer, Washer & Dryer (in basement, condition unknown) **Not included:** LP tank (leased), Washer & Dryer(main level), Upright freezer, All personal property.

Terms: 10% down payment on September 15, 2021. Balance due at closing with a projected date of October 29, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 29, 2021 (Possession of grain bin, March 1, 2022).

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: Parcels 10-24-452-012 & 10-24-478-001: Net Taxes - \$1,495.00 (Approx.)

DELORES MCCORMICK REVOCABLE TRUST

Travis J. Schroeder of Simmons Perrine Moyer Bergman PLC -
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

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