

TIMED ONLINE

Acreage Auction

Davis County, Iowa



33358 155th Street,
Selma, Iowa

Opens: Wednesday, September 15th

CLOSES: WEDNESDAY, SEPTEMBER 22, 2021 AT 4PM



Open House: Wednesday, September 8th from 4-5PM

1-1/2 Story Four Bedroom Home On 5 Acres M/L

Looking for an affordable acreage? Check out this acreage with 972 sq.ft. of space and a 48'x71' machine shed.

The main level of the home offers an eat in kitchen w/ hardwood floors, living room with gas heater & hardwood plank flooring, bedroom w/ hardwood plank flooring, full bathroom, mudroom w/ washer & dryer and enclosed side porch. Upstairs has three bedrooms.

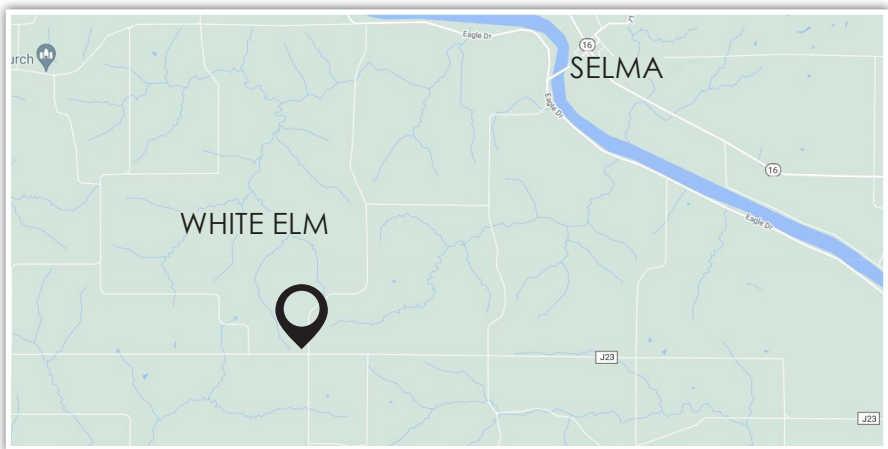
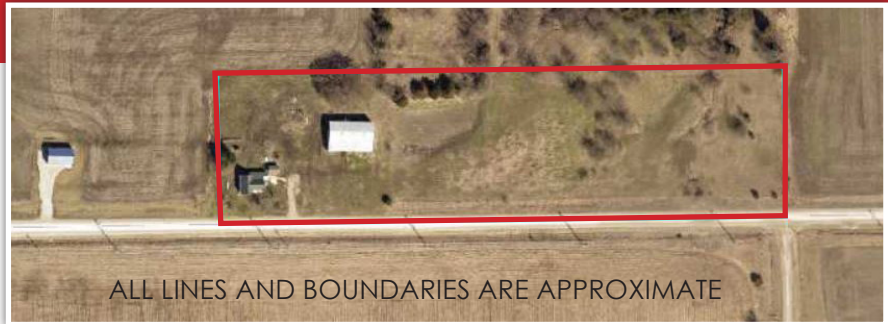
Other amenities of the acreage include a 48'x71' machine shed, outdoor wood stove heat, central air & rural water. All situated on 5 acres M/L.

Included: Refrigerator, Stove, Washer, Dryer, All items present on the day of final settlement.

Not Included: 500 gal. LP tank

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.
- Due to this being an estate, the Seller will be exempt from Time of Transfer Inspection of the septic system, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the Buyer's expense in accordance with Davis County & Iowa Laws & regulations.
- Seller shall not be obligated to furnish a survey.
- The Buyer shall be responsible for any fencing in accordance with Iowa state law.



Terms: 10% down payment on September 22, 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 15085476:** Net \$632.00

- 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

DAVID N. DEYOUNG ESTATE

Michael J. Moreland – Attorney for Seller

For information contact Steffes Group at 319.385.2000;
Dennis Ebersole at 319.217.0658 or Nate Larson at 319.931.3944



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

