

# Appanoose County, Iowa Land Auction & Home

# 163± acres

TIMED ONLINE

Located 2 ¼ miles north of Unionville on County Highway T61, then ¾ mile east on 331st Avenue to 14700 331st Avenue, Unionville, Iowa.

## Unionville, Iowa

**OPENS: Monday, November 1**

**CLOSES: Monday, November 8, 2021 at 1PM**



**Auctioneer's Note:** Here is a property that does not come along all that often! 160 acres with a home which could be a permanent residence, a weekend retreat or VRBO income potential along with timber, ponds and tillable/hay ground. Explore the outdoors along the creek running through the timber where Indian artifacts have been found. This property has abundant wildlife passing through the surrounding timber. Make this your great escape to the country in Appanoose County, IA. Potential buyers may bring their ATV/UTV to view the property the day of the open house only.

## TWO BEDROOM HOME ON 163.3± ACRES – 1 TRACT

Secluded down a long lane and nestled amongst the timber, is this 1 ½ story, two bedroom, 3 bath home offering 1,120 sq. ft. of living space on the main level that was built in 1998. You will enjoy the country view the front porch provides!

### Floor Plan:

- Living room with vaulted ceilings & sliding glass door to deck
- Adjoining dining room w/ sliding glass door
- Kitchen with breakfast island, refrigerator, double oven/stove, microwave & dishwasher
- Small office or pantry off of kitchen
- Master bedroom and ensuite bathroom with corner jetted tub, shower & walk in closet
- Upstairs offers a bedroom, bathroom and open loft with French doors to the balcony
- Walkout basement with rec room with gas stove, office, laundry area with washer, dryer & ¾ bath
- One car garage with refrigerator, upright freezer & deep freeze

### Amenities:

- Wrap around deck
- Steel roof
- Rural water & unused well
- Ruud Achiever 90 Plus high efficient gas forced air furnace & central air

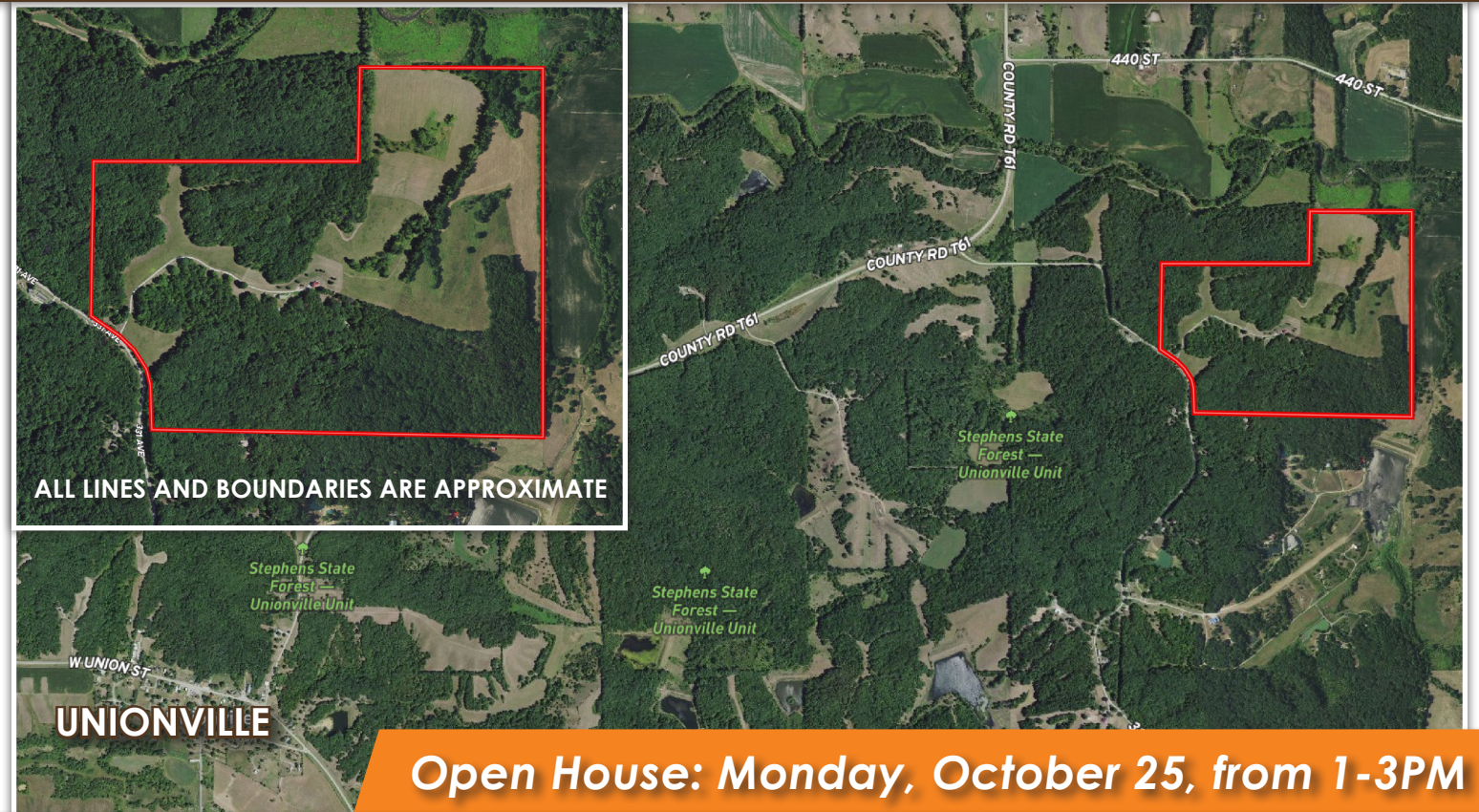
### Buildings:

- 30'x48' pole building w/ 2 sliding doors, electric, gravel floors & wood stove (not hooked up)
- 20'x26' carport
- 12'x20' cabin/workshop w/ covered front porch, antique wood stove, cabin is wired with electricity, but electricity is not run to cabin

### Land Information:

FSA indicates: 51.05 acres tillable currently in hay ground.  
Corn Suitability Rating 2 is 53.2 on the tillable acres.  
Located in Section 25, Udell Township, Appanoose County, Iowa.

**Included:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Refrigerator, Upright freezer, Deep freeze, Wood stove in building. Any item present on the day of final settlement.  
**Not included:** Hunting blinds, LP tank, All personal property.



**Open House: Monday, October 25, from 1-3PM**



**Terms:** 10% down payment on November 8, 2021. Balance due at closing with a projected date of December 23, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of December 23, 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 Parcels 260233001370000, 260233001400000, 280243000040000, 260233001380000, 260233001420000, 260233001410000, 260233001390000

**Net \$2,502.00**

### 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.
- Bidding will be by the acre with taxable acres of 163.3 being the multiplier.
- Seller shall not be obligated to furnish a survey.
- 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.
- 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 Appanoose County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Appanoose County Sanitarian for the septic system.
- The hay ground is selling free and clear for the 2022 farming season.

- It shall be the obligation of the Buyer to report to the Appanoose County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- 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 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.
- All mineral rights, if any, held by Seller will be transferred upon closing.
- 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.

**CINDY D. SMITH-WEHR**

John A. Pabst – Attorney for Seller

For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

# SteffesGroup.com

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