

Washington County, Iowa

TIMED ONLINE

Land & Home Auction

Opens: Monday, November 15

CLOSES: MONDAY, NOVEMBER 22, 2021 AT 1PM

Located 1 1/2 miles north of Wayland
on W55/Wayland Road to
3302 Wayland Road, **Wayland, Iowa**

30±
acres



30± Acres with 60'x104' Pole Building & Unfinished Home

Unique opportunity to purchase a beautiful tract of land comprised of 30 acres located on a hard surface road. The property has a house shell offering 2,780 sq. ft. of space on the main level with a walkout basement. Make this home into your dream floor plan as the home has no interior framing. The home has a septic system with a 1,250 gal. tank & a 16'x34' sand filter bed installed, 300' well & electric on the property. Home was built in 2006. There is also a 60'x104' machine shed built in 2005. The land offers hay ground & timber with oak & walnut trees.

FSA indicates: 10.83 acres tillable, balance being timber & homestead. Corn Suitability Rating 2 is 42.5 on the tillable acres. Located in Section 34, Marion Township, Washington County, Iowa.

Included: Any item present on the day of final settlement.
Not included: Hay bales, Farm Machinery.

Terms: 10% down payment on November 22, 2021. Balance due at final settlement with a projected date of January 6, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of January 6, 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 – Tax Parcel 15-34-100-002: \$950.00 Net

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 and signing of the contracts will take place through email and electronic document signatures.
- Bidding will be lump sum price.
- Seller shall not be obligated to furnish a survey.
- 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.
- Tillable land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the Washington County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The Buyer 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 Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with the Washington County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Washington County Sanitarian for the septic system.
- 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.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- 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.

Open House:
Monday, November 8th from 1-2PM



DOUGLAS D. SMITH

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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