

TIMED ONLINE Acreage Auction *Des Moines County, Iowa*



Country Acreage on 1.5 Acres M/L

20952 Roosevelt Street, Danville, Iowa

Opens: Wednesday, January 19th

CLOSES: WEDNESDAY, JANUARY 26, 2022 | 4PM

Main Level:

- Home was built in 1890 with 1,840 sq. ft. of total living space
- Kitchen with refrigerator & stove
- Bathroom with double vanity & stackable washer/dryer
- Formal dining room
- Living room with adjoining parlor room
- Open staircase
- Original woodwork throughout

Other Amenities:

- Basement with gas forced air furnace & central air
- Steel roof
- 12'x28' concrete patio area
- Rural water & a well (condition unknown)

Outbuildings:

- 32'x72' machine shed
- 36'x42' barn
- Situated on 1.5 acres M/L, subject to final survey

Upstairs:

- Bedroom with adjoining bedroom/nursery & ½ bath
- Additional bedroom
- Storage attic

Included: 1,000 gal. LP tank, Refrigerator, Stove, Stackable Washer/Dryer, Refrigerator & Freezer in basement, Any item present on the day of closing.

Not included: Small chest freezer; Grain bin, 500 gal. LP tank, Dinner bell on pole, All personal property.

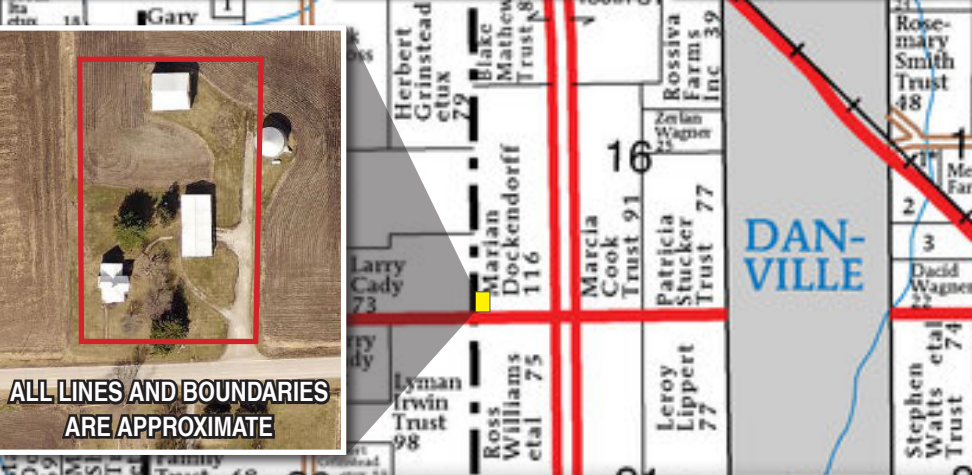
Terms: 10% down payment on January 26, 2022. Balance due at closing with a projected date of March 11, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of March 11, 2022.
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.
Real Estate Taxes – Part of Tax Parcel 09-16-300-003: Net \$1,082.00 Approx.

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 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 Des Moines County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Des Moines County Sanitarian for the septic system.
- Seller will have the property surveyed prior to final settlement. If the surveyed acres are different than the announced acres, no adjustments to the purchase price will be made, as the property is selling lump sum price.
- There will be an easement established in favor of the adjoining land owner, for ingress/egress along the current gravel drive. This will be depicted in the survey.
- The Buyer shall be responsible for any fencing in accordance with Iowa state law.
- 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.
- 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 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: January 12th from 4-5PM



**TIMED ONLINE
PERSONAL PROPERTY AUCTION**

CLOSES: WEDNESDAY, JANUARY 26 AT 5PM

Located at 20952 Roosevelt Street, Danville, Iowa



**GRAIN BIN, LP TANK, MOWER,
LOG SPLITTER & GUN**

12,000 bu. Grain bin with dryer fan
(To be removed by Buyer by June 1, 2022. Buyer is also responsible for removing the concrete.)
500 gal. LP tank, sells separately
IH sickle bar mower, pull-type (broken mount)
Shop-built log splitter, 3 pt.
Jon boat
Black powder rifle, hex barrel
Buzz saw for 8N Ford

TOOLS

Lincoln AC /DC 225 welder;
ReadyHeater 115,000 BTU kerosene heater; **Craftsman** drill press; Torch cart & gauges; Grinder & stand; Vice; ¾" socket set; Power tools; Shop Vac; Handyman jack; Yorktown tool box; **Honda F200** rototiller; Antique bicycles; Alum. wheels & tires; Antique sleds; 2-man saws; Lawn cart; Lawn roller; JD corn sheller; Go Kart w/(2) bodies; 5/8" Plywood

FURNITURE & HOUSEHOLD ITEMS

Curved glass China cabinet w/claw foot; Secretary w/glass front bookcase; Antique dresser w/oval mirror & handkerchief boxes; Large China cabinet; Grandfather clock; La-Z-Boy recliner; Electric chair lift; Couch; Coffee table; End tables; (2) Kitchen tables & (6) chairs; Cedar chests; Layer's bookcase; Dressers; Hall tree; Day bed; Waterfall dresser w/mirror; Bed frames; Nightstands; Glassware; Small chest freezer; Dinner bell on pole; Butter churn; Toy tractors; Cresent child's toy stove.

For information contact Steffes Group, 319.385.2000

*Additional photos and information
online at SteffesGroup.com*

MARIAN J. DOCKENDORFF

Ronald Dockendorff – Power of Attorney | Timothy D. Roberts – Attorney for Seller

For information contact Steffes Group at 319.385.2000;
Mason Holvoet, 319.470.7372 or Nate Larson, 319.931.3944

319.385.2000 | SteffesGroup.com

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