

TIMED ONLINE

Real Estate Auction

Johnson County, Iowa Country Building Lots

Tiffin, Iowa

Lots are located 1 1/2 miles west of Tiffin on Highway 6, then 1/4 mile Avenue.

OPENS: TUESDAY, JUNE 14TH
CLOSES: TUESDAY, JUNE 21, 2022 AT 4PM

Four Wooded Building Lots in Klein's Subdivision

Looking to build in the country? These adjoining wooded building lots might be for you! Located within minutes of Tiffin in Klein's Subdivision.

- Tract 1 - Klein's Subdivision Lot 5 – 0.90± Acres**
Tax Parcel ID - 0629302005
- Tract 2 - Klein's Subdivision Lot 6 – 0.90± Acres**
Tax Parcel ID - 0629302006
- Tract 3 - Klein's Subdivision Lot 7 – 0.90± Acres**
Tax Parcel ID - 0629302007
- Tract 4 - Klein's Subdivision Lot 8 – 0.90± Acres**
Tax Parcel ID - 0629302008



Terms: 10% down payment on June 21, 2022. Balance due at final settlement with a projected date of August 5, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 5, 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.

Please note the lots have zero taxes due, as the timber is currently in forest reserve.

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.
- All Tracts will be tied together with the bidding set to close simultaneously. 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. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Tracts will be sold lump sum price.
- Seller shall not be obligated to furnish a survey on any Tracts.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).

- 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 state law.
- The Buyer shall be responsible for installing his/her own entrances if needed or desired.
- 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 they have carefully and thoroughly inspected the real estate and are 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.
- All lines, drawings and boundaries are approximate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

Eleanor Ter Haar Trust & Barbara Ann Ter Haar

Melvin O. Shaw, P.L.C. – Attorney for Seller

GreenState Trust Services – Trustee | Susan Ahlers Leman, JD – Senior Trust Officer

For information contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944

319.385.2000 | SteffesGroup.com

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



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.