

TIMED ONLINE

Real Estate Auction

307 Kilbourn Avenue,
Denmark, Iowa



Opens: Tuesday, May 31 / Bidding Closes: Tuesday, June 7, 2022 at 4PM



Auctioneer's Note: Looking for the country feel, but still be in town? This property offers plenty of outdoor country feel with an entire city block of 2.06 Acres M/L. This is the site of the Oldest Congregational Church West of the Mississippi River, organized May 5, 1838. Don't let this home & property slip away!

Four Bedroom Home with Outbuildings on 2.06± Acres

Main Level:

- Home was built in 1900 with 1,854 total sq. ft. of living space
- Spacious kitchen with refrigerator & gas stove
- Dining room & Living room
- Large bedroom with en suite ¼ bath with washer, dryer & chest freezer
- Additional bedroom & bathroom

Upper Level:

- Front open stairway & rear stairway
- Two bedrooms & large landing room/non conforming bedroom

Outbuildings:

- 22'x26' detached two car garage with attic storage
- 18'x24' workshop with attic storage
- 16'x24' open machine shed
- Chicken coop

Other Amenities:

- Partial basement with gas forced air furnace, central air, refrigerator & chest freezer
- Vinyl replacement windows on the main level
- Steel roof
- Rural water, City gas & City sewer

Included: (2) Refrigerators, Stove, Washer, Dryer, (2) Chest freezers, Small LP tank, Remaining LP in the LP tank, Any item present on the day of closing.

Not included: All personal property, Attached & unattached shelving.

Terms: 10% down payment on June 7, 2022. Balance due at final settlement with a projected date of July 22, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of July 22, 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.

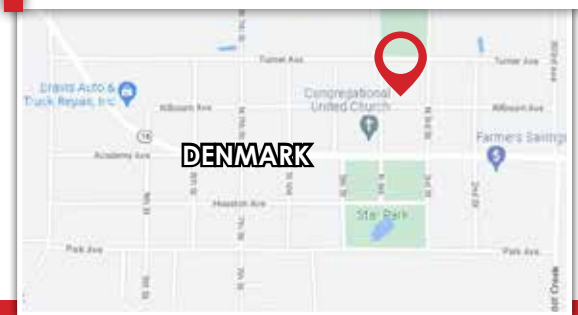
Parcels 0428352002, 0428352001 = Net \$860.00

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. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- 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.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.



Open House: May 24 from 4-5PM



TIMED ONLINE Personal Property Auction

BIDDING CLOSING:
TUESDAY, JUNE 7 AT 5PM

Loadout: June 9 from 9AM - 3PM



TRACTOR

Farmall 560, NF, gas, fast hitch, 540 PTO, 1 hyd., front weight bracket, 15.5-38" rears Disc, 12', hyd. lift, pull-type; **John Deere**, 4-row planter; Row crop cultivator, fast hitch; Blade, fast hitch

SHOP EQUIPMENT

Lincoln 225, arc welder; **KingCraft**, 3250w 6-1/2 hp. generator; Torch set; **DeWalt DW734**, 12-1/2" planer; **Craftsman** 12" compound miter saw; **Craftsman** table saw w/AlignARip; **Ryobi** 9" band saw; **Rockwell** joiner

ANTIQUE FURNITURE & HOUSEHOLD ITEMS

- 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.
- 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.

ROBERT "RICHARD" & JANET L. BLINT

R.L. "Dick" Fehseke, Jr. - Closing Attorney for Seller

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

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.