

Acreage Auction

Lee County, Iowa

TIMED ONLINE



Wever, Iowa

Opens: Wednesday, July 6th

CLOSES: WEDNESDAY, JULY 13, 2022 AT 4PM

Property is located 1 3/4 miles east of Denmark on Highway 16, then 1 mile north on 320th Avenue, then 1/4 mile west on Old Quarry Road to 3265 Old Quarry Road, Wever, Iowa.

Auctioneer's Note: Country living at its best! This property has it all. A large 4 bedroom home, oversized 2 car garage, shop, outbuildings, Skunk River access, plenty of room for livestock, a huge garden area, a flowing creek, two small ponds and more.

Open House:
June 29 from 4-5PM

Four Bedroom Home on 15.17± Acres

- Two story home was built in 1967 with over 2,200 sq. ft. of total living space.
- Lower level offers a living room, kitchen with refrigerator, stove & microwave, dining area with wood burning stove, full bathroom, laundry room, bonus recreational room with office/non-conforming bedroom and a 8'x21' three season sun room.
- Upper level has 4 bedrooms and a full bath.
- Owner states the home will have a new concrete patio & retaining wall added prior to closing. All electric home with new shingles 2 years ago, vinyl replacement windows in the upper level, (2) wells with several hydrants throughout the property, one well is 250' deep.
- Buildings include a 24'x40' detached garage with heated workshop & hot tub, 30'x44' pole barn of which 30'x30' is insulated and has a 24'x20' lean to & 16'x32' lean to, 16'x20' shed w/ 14'x20' lean to, Golf cart shed, Chicken coop, Lawn shed, Garden shed, Two story tree house w/ porta potty, Sawmill shed & Insulated fishing cabin.
- Property has two ponds and Skunk River access with a fishing deck.
- Ft. Madison school district, Access Energy electric & Windstream Internet.
- Situated on 15.17 acres M/L with FSA indicating 3.54 acres tillable, balance being timber, pond & homestead.

Included: Refrigerator, Stove, Microwave, (2) Window A/C units, Hot tub, Any item present on the day of closing.

Not Included: Washer, Dryer, Freezers, Lawn ornaments, Sawmill, Cut logs, Farm equipment, Air compressor, 2 Post car lift, All personal property, attached & unattached.

ALL LINES AND BOUNDARIES ARE APPROXIMATE



Terms: 10% down payment on July 13, 2022. Balance due at final settlement/closing with a projected date of August 26, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 26, 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. **Tax Parcel 020504233000110: Net \$2,328.00**

Special Provisions:

- The online buyer's premium of \$1,000 will be added to the bid amount to arrive at the total contract purchase price.
- 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.
- 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.
- It shall be the obligation of the Buyer to report to the Lee County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres (if any). B. Any future government programs.
- Property will be selling lump sum price.
- The Seller shall not be obligated to furnish a survey.
- The Buyer shall be responsible for mowing the property starting from July 13, 2022 until final settlement/closing.
- 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 Lee County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Lee 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 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.
- There is a verbal agreement for the neighbor to the south to access the tillable land by the river.
- 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.

TIMED ONLINE

Personal Property Auction

CLOSES: WEDNESDAY, JULY 13, 2022 AT 5PM

Located at 3265 Old Quarry Road, Wever, Iowa
Loadout: Friday, July 15th, 9AM-3PM

TRACTOR & ATTACHMENTS

Mahindra 3540 HST, hydrostatic, MFWD, 580 hrs., 1 hyd., 3 pt., 540 PTO, foldable ROPS, joystick controls, sells w/ Mahindra loader w/skid steer quick attach. bucket, 16.9x24 rears, 12-16.5 fronts, S/N CFOH1804 (Purch. new in 2018)
Stout Brush Grapple 66-9, skid steer mount
Landpride RTR1574, rototiller, 6', 3 pt., 540 PTO
Farmstar SBX-7, box blade, 7', 3pt., w/scarfire
KingKutter brush cutter, 6', 3pt., 540 PTO
SpeeCo, blade, 7', 3pt.
Shop-Built, portable log splitter, Predator 212 motor
Manure Spreader, single axle
Hayrack
Plow, 3-bottom, pull-type

TRUCK & TRAILER

1976 GMC 6000, shows 84,223 miles, 13' bed, hoist, 350, 5/2 speed, S/N TCE616V597235
Tandem axle trailer, 16'+2', winch, ramps, 2-5/16" ball, 225/75R15 tires on 5-bolt wheels

MOWERS, UTV, GOLF CART & SHOP EQUIPMENT

2020 Scag Turf Tiger II, zero turn mower, 207 hrs., 61" **Velocity Plus deck**, 35 hp. Briggs & Stratton Vanguard air cooled motor, suspension seat, TigerEye system
2012 Honda Big Red 700, 4x4, 1,261 hrs./6,155 hrs., windshield, rooftop, front winch, rear hitch, 25x10-12 fronts, 25x10-12 rears (Owner states engine was rebuilt last fall)
Yamaha, electric golf cart, canopy, LED lights, rough terrain rear tires
Yamaha 90, 4-wheeler (does not run)
SeaDoo GTI, jet ski & trailer (does not run)
Prowler Encore, front mount mower, no hr. meter, Pro 61" deck, diesel, liquid cooled
Toro Prime Cutter SS4250, zero turn mower, no hr. meter, 42" deck, 24-1/2 hp.
Eliete 9,000 lbs., 2-post car lift
Troybilt 5550, watt generator, Torch set, 5 hp. air compressor
Upright freezer & Chest freezer



PAUL D. & AMBER L. LAWSON

Artemio M. Santiago – 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.

