

Des Moines County, Iowa LAND AUCTION & Acreage

TIMED ONLINE

4 Tracts
76±
Acres

Opens: Tuesday, April 2

CLOSES: Tuesday, April 9 | 10AM CDT 2024

Burlington, Iowa

Open Houses March 26 from 10-11am

Located 6.5 miles north of Burlington on Highway 61, then 1.2 miles east on 160th Street to 11348 160th Street, OR 6.5 miles south of Mediapolis on Highway 61, then 1.2 miles east on 160th Street to 11348 160th Street.

Is it your dream to own a property in the country? This timed online auction offers a slice of the country everybody dreams about! Diverse tracts offering tillable land, hunting/recreation, country acreage and a Morton pole building. All within minutes of Mediapolis or Burlington! Don't miss out on the chance to make this dream a reality!



TRACT 1 - 47.5± ACRES subject to survey
FSA indicates 34.82 cropland acres.
Corn Suitability Rating 2 is 73.2 on the cropland acres.
Located in Section 25, Franklin Township, Des Moines County, Iowa.
Tax Parcels: 06-25-300-005, 06-25-400-003 = \$1,300.00 Net

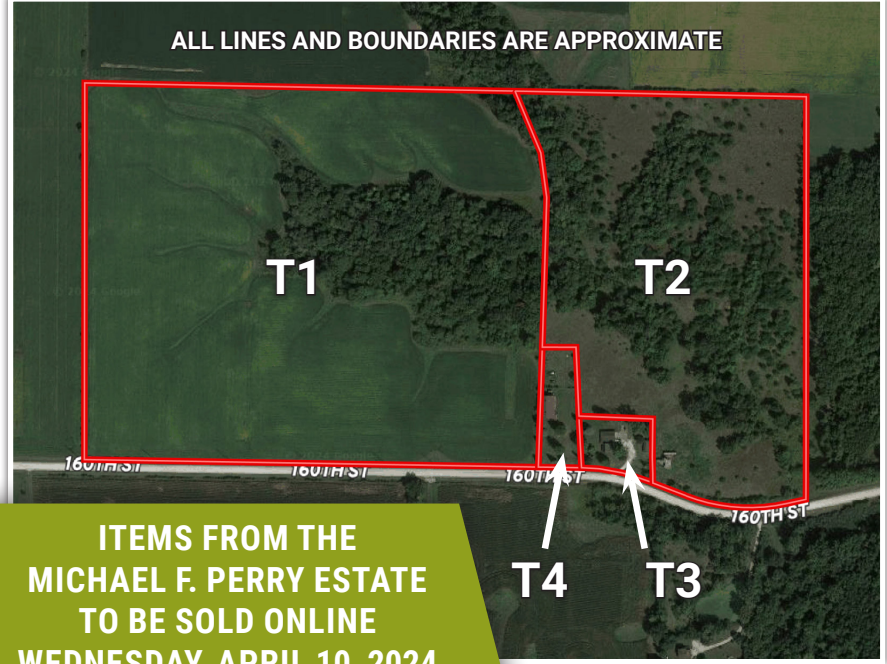
TRACT 2 - 26.5± ACRES subject to survey
Pasture land with timber & a creek running through the property.
This tract is perfect for hunting & recreation.
Located in Section 25, Franklin Township, Des Moines County, Iowa.
Tax Parcels: Part 06-25-400-004, 06-36-200-002 = Approx. \$383.00 Net
Not included: (2) Semi storage trailers.

SCAN FOR ONLINE LISTING



TRACT 3 - HOME & OUTBUILDINGS ON 1± ACRES subject to survey
1 ½ story, 3 bedroom home with 2,225 total sq. ft. of living space.
Main level offers a kitchen, large living/dining room, bedroom, office & bathroom with washer/dryer hookups.
Other highlights: two bedrooms upstairs, full unfinished basement, high efficient gas forced air furnace, central air and a well.
Garages include a 24'x24' attached two car garage and a 24'x40' detached garage.
Tax Parcel: Part 06-25-400-004 = \$1,731.00 Approx. Net
Included: Stove, Desk in office, 1,000 gal. LP tank, Remaining LP in the LP tank, Any items present on the day of final settlement/closing.
Not included: Refrigerator, Attached & unattached workbenches & shelving.

TRACT 4 - 48'x48' MORTON BUILDING ON 1.27± ACRES
48'x80'x14' Morton building built in 2002 with two overhead doors and a dirt floor.
A great opportunity to finish this building to suit your needs.
Tax Parcel: 06-25-400-008 = \$214.00 Net
Included: Portable lawn shed, Any items present on the day of final settlement/closing.



ITEMS FROM THE
MICHAEL F. PERRY ESTATE
TO BE SOLD ONLINE
WEDNESDAY, APRIL 10, 2024



SCAN FOR ONLINE LISTING



Terms: 10% down payment on April 9, 2024. Balance due at final settlement with a projected date of May 23, 2024, upon delivery of merchantable abstract and deed and all objections having been met.
Possession: Tract 1 - Projected date of May 23, 2024, subject to tenant's rights on the tillable land. Tracts 2 - 4 - Projected date of May 23, 2024.
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.

MICHAEL F. PERRY ESTATE
Darrell Brase - Executor | Gregory A. Johnson - Closing Attorney
CONTACT STEFFES GROUP REPRESENTATIVE MASON HOLVOET, 319.470.7372
Mason Holvoet - Iowa Real Estate Salesperson S69890000



SteffesGroup.com | 319.385.2000

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Announcements made the day of sale take precedence over advertising.