

Louisa County Real Estate AUCTION

Morning Sun, Iowa

THURSDAY, OCTOBER 8, 2015 | 10:00 A.M.

Open House on Friday, September 25th from 5-6 P.M.

MORNING SUN, IA

Auction held onsite at
16748 50th Street, Morning Sun, IA

Acreage is located 3 miles north of Morning Sun on CR X37,
then 1 mile east on 50th Street.

Four Bedroom Home on 8.7 Acres M/L

This is the acreage everyone's been looking for with mature trees, pond, pasture area & outbuildings, all in one package. This two story home has 2,418 sq.ft. of living space and was built in 1900.

The home features a large eat in kitchen that offers plenty of counter & cabinet space with updated linoleum flooring, electric stove & dishwasher. Full bath and laundry area off of kitchen. Large living room with picture window and updated carpet. Main level bedroom. Spacious front living room/family room.

The open stairway leads to 3 bedrooms upstairs and bonus room with back stairway to kitchen. Basement has an updated hi efficient GFA furnace with central air, 100 amp breaker box & water softener. Updated windows on main level of home. Wells. New septic system will be installed by the sellers. Attached 28'x30' oversized two car garage.

Large pond with mature trees throughout the property. The fenced pasture offers a perfect setup for livestock or horses along with 2 barns, 14'x20' garden shed with wood floor, 14'x20' tool shed with concrete floor, 20'x30' metal storage shed, chicken house & (2) small grain bins. All situated on 8.7 taxable acres M/L.

Included: 500 gal. LP tank, Stove, Dishwasher (does not work), Washer, Dryer, Water softener

Not included: Windmill, Anchor, Dinner bell, Wood stove in garage, Fuel barrels, Refrigerator, All personal property.



Real Estate Sells at 12 Noon



All lines and boundaries are approximate!

TERMS & CONDITIONS

TERMS: 10% down payment on October 8, 2015. Balance due at closing with a projected date of November 23, 2015, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 23, 2015.

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.

The following taxes are approximate and will be used to prorate at closing.

Gross:	\$1,162.31
Ag Cr.	9.60
Family Farm Cr.	6.81
Homestead Cr.	144.33
Net Taxes:	\$1,002.00 (rounded)

Special Provisions:

- Seller shall not be obligated to furnish a survey.
- The seller, at their expense, will have the septic updated in accordance with Louisa County & Iowa laws & regulations. This shall take place before closing on the real estate.
- The buyer of the real estate shall reimburse the seller for the remaining gas in the LP gas tank at the current rate on the day of closing.
- The buyer(s) 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.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she 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 same.
- Any announcements made the day of sale take precedence over advertising.



PICKUP - JEEP

1997 Chevrolet Silverado Z71 pickup, 114,519 miles, 4x4, ext. cab, cloth interior, air, tilt, cruise, power windows, power seats, 26575R16 tires

1993 Jeep Wrangler YJ, 91,000 miles, 4.0 Liter 6 cyl., 5 spd., American Racing Baja 15x10 rims, Kumho MT 35x12.50-15 tires, Bestop bikini top, Bestop wind jammer, Bestop sailcloth softtop, Rubicon Express Extreme Duty 4.5" lift, M.O.R.E. shackle reversal w/ buggy springs, Teraflex rear shock mounting bar, Teraflex front shock mounting hoops, Doetsch Tech shocks, Ford 8.8 rear axle - limited slip, disc brakes, Aussie locker in front axle, Yukon 4.88 ring & pinion front & rear, Advanced adapters slip yoke eliminator kit, Tom Woods custom front & rear driveshafts, Rubicon Express hand throttle, Raingier rollbar grips, Optima red top battery, M.O.R.E. steering box brace, TJ flares, Hella 500 fog lights, Hella 500 driving lights, HellaVision conversion headlamps

ANTIQUE GRANDFATHER CLOCK - FURNITURE

Antique Grandfather clock, made in Germany; Antique hand crank telephone (works); Antique ice box (working condition); Antique barber dresser w/ mirror, marble top & handkerchief boxes; Antique washstand; Antique view finder; Glass door china hutch; Couches; Chairs; Queen bed; Sony flat screen TV; Lamps; Louisa County Atlas; Antique scooter; Antique seed signs; Large antique boat anchor; Dinner bell; (7) 9' sections of white wood picket fence; Toys; Sleds; Butchering kettle; Platform feed scale; Antique paint sprayers; Antique trunks; Claw foot bath tub; Pitcher pump; Antique chairs & bed frame; School desk; Bubble gum machine; Whirlpool refrigerator w/ bottom freezer; Stereo; (3) LaCross turkey, pheasant, deer mirrors;

WINDMILL - IMPLEMENTS - FUEL BARRELS

Windmill (to be removed within 30 days); 11' grain drill w/ seed box; JD rear mounted sickle mower; Antique JD ground driven sickle mower; 2 row corn planter; Running gear; Wood wagon; 9' 3pt. blade; Lawn sprayer; Lawn sweeper; Troybilt 7hp rear tine tiller; Bachtold weedmower; JD 185 riding lawn mower, does not run; JD 200 mower doesn't run; JD #10 garden cart; Delta bandsaw; Craftsman table saw; Sears battery charger; Troybilt pressure washer; 3/4" B&D drill; 3/8 drill; Misc shop tools; 500 gal. fuel barrel w/ elec. pump; 300 gal fuel barrel & stand; SnapOn tool box; Knaack job box; 3/4" socket set; Vise, 1 1/2 ton comealong; Metal tool box; Socket sets; Cloth tool bag; Garden & hand tools; Alum ladders; Air compressor;

Hanging heaters; Misc chicken feeders & equipment; Cattle & hog panels; Windows; Various rough sawed lumber; Slab of oak wood; Cedar boards; Rain handlers; (2) Martin houses; Buzz saw blade; Wagon wheel; Dog kennel; Conibear traps; Fur stretchers; Fisher wood stove; Schwinn 10spd bike; Dale Earnhardt Jr. #8 Budweiser car wall mirror; PBR deer mirror; Metal signs; (2) Old Style Diecast trucks; Budweiser diecast; Jack Daniels diecast; Pepsi diecast; Miller High Life banner; '49 Chevy panel truck; '53 Ford straight truck; (2) Jim Beam box sets

BETTY J. PERKINS

William L. Matthews - Attorney for Seller

DETAILS AT STEFFESGROUP.COM



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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



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8.7 ACRES M/L



4 Bedroom Home
Morning Sun, IA



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FOUR BEDROOM HOME ON 8.7 ACRES M/L



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