

Residential Acreage Auction

Owners: Eric & Amie Strauss
3120 North Pilot Grove Road • Dunkerton, Iowa

WEDNESDAY, SEPTEMBER 12TH AT 4:00 PM



REAL ESTATE DESCRIPTION

Acreage with a Mechanics Dream Shop!! Shop is 50 x 50 with cement floor, insulated, in floor heat and 2 hanging heaters, 2 stalls, 1 for work shop and 1 for paint booth. Booth side has loft storage. This home was built in 1900 and is a 2 story with 3 bed, 1 bath, open floor plan, eat in kitchen and dining area/den on the main floor. Could also be a 4th bedroom, main floor laundry, All bedrooms are upstairs - 2 have room for king size beds. Newer windows, furnace, central air, On demand hot water heater and some plumbing. Home also has a large enclosed porch with hot tub and a neat man cave. pool table room off the porch. Out Buildings include, another pole building for a storage shed 30 x 24, Barn 32 x 24 with some stalls/pens for small animals or horses/cows, lean-to added on the west side of the barn. Barn also has a walk up stairway to loft area, great area to finish or events or a man cave!! Smaller building also for chickens or storage. 2 Stall detached garage!! Dunkerton Schools!!! Natural Gas!!!!

TERMS & CONDITIONS OF REAL ESTATE

Selling by legal description.

10% of selling price required day of sale as earnest money and to be deposited into Backes Realty LLC trust account.

In Conjunction with Inspired Real Estate, Arlene Kugler, Realtor.

This is a cash offer or prequalified auction only. Not subject to financing, appraisal or inspection after auction. If the Buyer needs financing, they must secure the necessary documentations prior to bidding on this property. If the Buyer cannot perform financially, they will forfeit the 10% earnest money.

Balance of the selling price due in full in 30 days or a date acceptable to both parties.

Buyer and Seller are each required to sign a Uniform Offer and Acceptance and Disclosure Statement provided by Sellers. This offer will be written by Backes Realty and delivered to Inspired Real Estate as they are the current contracted Real Estate Company.

A Merchantable Abstract of Title and a warranty deed provided by the Seller at the closing.

Real estate taxes will be paid by the Seller prorated to date of possession.

Possession of the real estate will be given at the closing.

Final bid requires Sellers approval.

Buyer acknowledges the He or She has inspected the premises and are bidding on the properties in a "where is" "as is" condition with all faults whether known or unknown.

Surveying of the property lines will be the responsibility of the Buyer.

The 2018 assessed valuation as shown in the Black Hawk County Court House is: \$152,590.00 with the gross property taxes coming in at \$2,327.00

When the bidding is "Closed" or "Suspended" by the auctioneer for any reason, the bidding will resume when all pertinent information has been determined.

Dick Backes Auctioneers nor Backes Realty LLC assumes no responsibility of the accuracy of the information contained herein, although the information was obtained from sources considered to be reliable.

Announcements made day of sale takes precedence over previous advertisements.

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TERMS: Full payment via cash or certified funds. Checks must be accompanied by a current bank letter of credit. No property removed until fully settled for. After the auctioneer has sold a piece of equipment, it becomes the sole responsibility of the purchaser. Any announcement made day of sale takes precedence over printed material. Everything sells as is, where is. No warranties. No guarantees. NOTE: The information contained in this brochure is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the representatives of the seller, or Dick Backes Auctioneers.