



Ocheyedan Residential Acreage



ONLINE ONLY AUCTION

CLOSES THURSDAY, JUNE 27, 2024 AT 6:00 PM

Acreage Location: 1319 Tanager Ave., Ocheyedan, IA; or from Ocheyedan go 1 mi. North to Hwy 9, 1/2 mi. West on Hwy 9, & 1 3/4 mi. North on Tanager Ave (L-58). Auction Signs Posted!



Open House: Saturday, June 15, 2024 from 10AM -12 Noon

Bidding opened June 10, 2024

**Go to www.iowauctiongroup.com for
Terms, Photos, & Register to Bid**

Auctioneer's Note: Due to Mary relocating, she has asked us to sell her beautiful, well-kept acreage on an "Online Only" auction, closing at 6PM on Thursday, June 27, 2024. For more details on the property and to register to bid, go to www.iowauctiongroup.com

General Information: Selling will be a very beautiful 8.36 surveyed-acre acreage, located on a hard surface road northwest of Ocheyedan, Iowa. This property offers a brick ranch home, boasting 2,180 sq. ft. built in 1961. The home offers 4 bedrooms, (2) 3/4 baths, a 1/2 bath, large living/dining room with gas fireplace, an updated kitchen, and main floor laundry. There is also a 2-car attached garage. The dwelling does not have a basement, however, has a large walk-up attic for ample storage. Additional information regarding room measurements will be posted on the auction website under "Details."

The exterior of the home is brick, with Decra metal roof (50-yr. life) replaced 10 yrs. ago; all newly-installed gutters; permanent double-paned and double-hung windows. The home boasts a large outdoor patio area, with wood-burning fireplace and gas grill. Utilities include forced-air propane furnace; central air; and electric water heater. There is in-floor electric heat in the kitchen and main bath. The property is serviced by Osceola Rural Water and Alliant Power. The average electric utility cost is \$168/month.

Outbuildings: 40' x 40' Quonset w/12' x 12' doors to north and south (doors not hanging); 20' x 30' Older machine shed w/9'W x 10.5'H overhead door; 18' x 40' Older garage (roof in poor condition); 10' x 16' Storage shed w/dirt floor.

Septic System: A complete new septic system will need to be installed to be in compliance with State Code, in the amount of \$15,000, which will be held in escrow. Seller is willing to pay \$7500, and Buyer will be expected to pay \$7500. If the final cost is less than \$15,000, the excess will be split 50/50 between Seller & Buyer.

Items to remain with property: Built-in electric stove/oven, refrigerator, dishwasher, and 1,000g propane tank.

Additional Comments: This acreage offers awesome curb appeal, with a beautiful back yard surrounded by trees and nature, giving it wonderful ambience, as well as a great windbreak! **Note:** The westerly portion of this acreage is currently farmland that has been planted. Buyer agrees that there will be no rental income on that portion, but full possession will be given to that portion once 2024 crop is removed.

Legal Description: Parcel A in the NE1/4, Section 27, Twp. 100 North, Range 40 West of the 5th p.m., Osceola County, Iowa, containing 8.36 acres. A survey will be completed to determine existing boundaries.

Real Estate Taxes: Taxes will be prorated to date of closing, being August 8, 2024, at which time possession will be granted. Current taxes are \$1,612/yr.

Real Estate Closing & Possession: On or before August 8, 2024.

Method of Sale: This home will be sold by "online only" auction, scheduled to close at 6:00PM on Thursday, June 27, 2024. **Register to bid at iowauctiongroup.com.** For questions regarding the bidding process, contact Auctioneer, Del Beyer, at 712-348-2738.

Buyer Representation: Seller agrees to Buyer Broker representation, however, NO commission will be paid from Seller to Buyer Broker. Any compensation paid to Buyer Broker will be as a separate agreement with their client.

Terms: Cash or letter of financial pre-qualification required, if financing! \$15,000.00 non-refundable down payment due day of auction. Balance will be due at closing on August 8, 2024, at which time possession will be granted. **No Buyer Premium will be charged on real estate purchase.** Abstract will be continued to date, with clear and marketable title furnished to Buyer(s). Buyer(s) will be asked to enter into a written agreement specifying these terms day of auction. This property is being offered as a cash transaction, and **NOT** subject to any financing contingencies. Sale subject to Owner's confirmation, and Buyer(s) will be notified at conclusion of the auction. Seller reserves the right to reject, accept, or negotiate the final bid. This transaction will become binding only upon written execution of the contract between Buyer and Seller. Del Beyer of Iowa Auction Group will be representing the Seller in this transaction, and Sioux Abstract will be the closing agent.

MARY (& THE LATE MARLIN) LAVERMAN, OWNER

Amanda Bahena, Attorney ~ Sioux Center, IA

Auctioneer Coordinator/

Assoc. Broker:

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