

Midwest Land Management and Clinton Jones

Acreage

AUCTION

Thursday, May 23, 2019 at 6:00 P.M.



20 Acres, Home & Outbuildings Buena Vista County, Iowa

4560 20th Avenue, Peterson, Iowa

Property Location: 5½ miles southwest of Peterson, Iowa
on County Blacktop M27.

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1 ½ Story Farmhouse

Built in 1920, this 1,986 sq. ft. home features:

- 4 Bedrooms
- 1 Bath
- Hardwood flooring
- Central air
- LP furnace
- Detached 2 car garage

Annual Real Estate Taxes: \$1,166



Open House

May 9

5:00-7:00 PM



Store

Very nice, rustic, 25' x 50' building, fully insulated with new roof and paint.





Auctioneer's Note

Acreage buyers, here is an opportunity of a lifetime to own a serene acreage located just south of scenic Peterson, Iowa.

The acreage is massive in size containing 20 acres more or less and is located on blacktop M-27, making travel a breeze. This acreage is home to several different species of wildlife throughout the seasons and features two ponds; one is in the front yard and the other is secluded in the trees to the north of the driveway. The home features hardwood flooring and beautiful views from the master bedroom overlooking the pond and front yard.

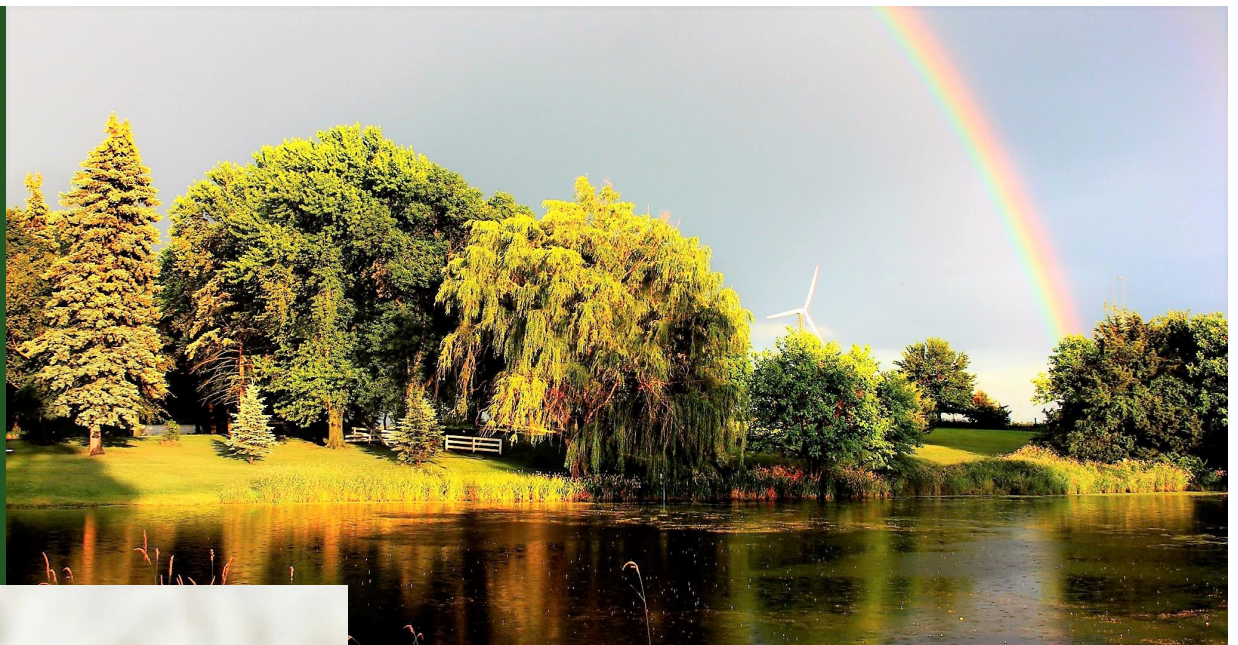
The store, barn and corncrib have seen many recent updates, including new roofs, steel siding, foundation work and insulation. The "store" is fully insulated and has served as an antique store. Make plans to attend this auction or bid online!

Outbuildings

Barn - 50' x 50' with new roof and steel on 2 sides

Corncrib - 29' x 48' with new roof





Terms: 10% down day of the auction with the balance due at closing on or before June 26, 2019. Possession will be granted at closing. Seller will be responsible to ensure that the septic system meets the required state of Iowa code prior to closing. Real estate taxes prorated to June 30, 2019.

The sale is not contingent upon buyer financing; all bids are cash bids. This sale is subject to all easements, covenants, leases, and restrictions of record. Buyers must do their due diligence prior to bidding. All property is sold on an "As is –

Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller unless specifically stated. Seller reserves the right to reject any and all bids.

David Werner, Owner

Auctioneers: Ben Hollesen 712-253-5779 and Clinton Jones 712-363-3522

Attorney: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, IA

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Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.