

# LIVE & ONLINE BIDDING FARMLAND AUCTION

**BREMER COUNTY, IOWA**

**5.17 AC±**

**Open Property  
Viewing Event**

Friday, Sept 8th  
10am -2pm

Seller: **Steely Family**

ALSO FOR SALE AT AUCTION:

**2013 PUMA PALOMINO PARK  
CAMPER TRAILER** (41.75' LONG)



**Steel Utility Building 1:**  
30 x 60 Cement Flooring  
**Steel Utility Building 2:**  
40 x 64 Cement Flooring  
**Steel Utility Building 3:**  
40 x 64 Dirt Flooring  
**Steel Utility Building 4:**  
60 x 104 Cement Flooring  
**Steel Utility Building 5:**  
24 x 50 Cement Flooring  
**Steel Utility Building 6:**  
30 x 40 Cement Flooring  
**Steel Utility Building 7:**  
30 x 40 Cement Flooring



**MORE INFO & ONLINE BIDDING AT  
IOWALANDGUY.COM**

**Auction Time & Location:**

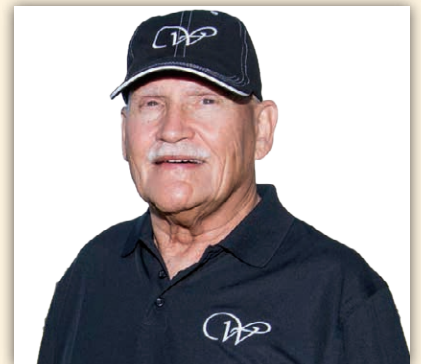
**WEDNESDAY  
SEPT 20, 1 PM**

1273 250th Street  
Waverly, IA 50677

**MULTI-USE PROPERTY**



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



**JAY BROWER**  
Real Estate Agent  
**641.580.4070**



## TERMS AND CONDITIONS

### Bremer County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 5.17 +/- acre tract of farmland for sale in Iowa, located in Bremer County.

#### Highlights:

- Multi-Use Property

#### LOT DETAILS

##### Location of Auction:

1273 250th Street, Waverly, Iowa 50677

##### Date of Auction:

Wednesday, September 20th, 2023 at 1 PM

#### Highlights:

We invite you to explore the potential of this fantastic property located at 1273 250th St in the charming area of Waverly, Iowa. While the current house on the property may not be inhabitable, it presents a golden opportunity to build your dream home in a location that already boasts ample outdoor storage and unparalleled privacy.

This sprawling property offers the perfect canvas for creating the residence you've always envisioned. With the advantage of existing outdoor storage space, you can plan for a comfortable and organized living experience from the start. The surrounding serenity and seclusion ensure that your future home will be a haven away from the hustle and bustle of city life.

**Taxes:** \$2,996.00 Estimated

**Zoning:** Residential

**House:** Uninhabitable

**Style:** Single-Family

**Lot Size:** 5.17 acres

**Parcel ID's:** 916400006

**Condition:** Property is offered on an "AS - IS" basis.

#### TERMS & CONDITIONS

**Auction Sales Method:** The real estate will be offered as 1 tract(s) of land.

**Survey:** At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Address:** 1273 250th Street, Waverly, Iowa 50677

**Taxes:** The real estate taxes will be pro-rated to the day of closing.

**Contract and Title:** Immediately upon the conclusion of the bidding, the high bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of the seller's attorney. The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids.

**Earnest Payment:** Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Real Estate Trust Account of the seller's attorney.

**Agency:** Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

More Info & Online Bidding at:

**IOWALANDGUY.COM**

## AUCTION INFORMATION

