# **LIVE & ONLINE BIDDING** FARMLAND AUCTION



**Auction Time & Location:** 

# WEDNESDAY **SEPT 20,1 PM**

1273 250th Street Waverly, IA 50677

**MULTI-USE PROPERTY** 



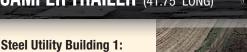
AUCTIONS | REAL ESTATE



**JAY BROWER Real Estate Agent** 641.580.4070

ALSO FOR SALE AT AUCTION:

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



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

## **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 lowa, 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, lowa. 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**



### **Auction Time & Location:**

# WEDNESDAY SEPT 20, 2023, 1 PM

1273 250th Street • Waverly, IA 50677

# 5.17 AC±

**Open Property Viewing Event** 

Friday, Sept 8th 10am -2pm



**Notice:** All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. Seller reserves the right to reject any and all bids. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

Online Bidding: Please visit our website to register for online bidding. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Whitaker Marketing Group shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Whitaker Marketing Group.

Seller(s): Steely Family