Land and Acreage Auction • Sells On Site
Donna Jean Lira

Saturday October 16th, 2021 9am

18299 Hwy S-70, Plano, Iowa 52581

Real-Estate Showing: Monday, October 4th, 5pm until 7:30pm

Driving Directions: 9 mi. west of Centerville, Ia on Hwy 2, then approx. 2 1/4 mi. north on paved S-70 or 7 miles south of Bridgeview on Lake Rathbun on S-70.

Donna is building a new home and moving to be closer to family and will sell this acreage and farm land located in Johns Township sec. 16, T-69N, R-19W in Apponoose county in Iowa. Plan on attending all day for the livestock equipment, household/antiques, shop supplies and a 1972 JD 3020, NF, synchro, gas tractor with less than 4000 hrs. purchased new by her father.

Parcel #1

5.25 ac. m/l with a 48'x26' Stratford ranch style home, purchased in 2002 and set on a full basement. 6" walls and rafters with a 24.6×20' garage complete with garage door opener. Side by side refrigerator/freezer, gas stove, microwave, dish washer, and a 500 gal. propane tank sells with this parcel. Large Trex decks both front and rear. 3 bedrooms and 2 full baths with a tub in one and a shower in the other. Large mature trees as well as younger ornamental and fruit trees. Mature cedar wind break on both west and north side of home.

Other Property Details

- Near new perimeter fence
- 40×32' steel covered barn with stalls and warming room
- 15.5×10.5 steel dog house w/ concrete floor and shaded exercise lot
- 60'x30' shop building w/ pens and cattle working area
- 75'x35' red iron building open on the south
- Mature garden area, strawberry beds, grape arbor and raspberry patch
- (2) small grain bins
- Rural water at 3 outside hydrants
- Taxes are approx. $2177 gross, buyer will be responsible for bringing septic system up to code

Parcel #2

75.34 ac. m/l of highly productive NHEL land. Land is open for the 2022 season. Taxes are $779.00 gross m/l per year. Buyer will be responsible for putting in a new field entrance.

Parcel 1 & 2 will be offered separately and then as a whole. Terms on both will be 10% down with balance and possession in 45 days. All payments on real estate will be made to seller attorney T Anders @ MCHSI.com Centerville, Ia closing agent. Both parcels will be sold with a 5% buyer premium added at closing. Buyers are responsible for their own inspection and due diligence on the property. No liabilities are assumed by sellers or the auction company. Property to be sold as is where is with no warrants expressed or implied. The property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Announcements made sale day take precedence over any and all printed materials.

Wagner-DentAuctions.com

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