



This 200 acres m/l and dwelling is in section 36 of Jackson township in Lucas county Iowa, will be offered up for public auction. This property sets about equal distance between Humeston & Chariton. This rural residency is zoned ag with recreational uses and in the Mormon Trail Community School District.

# ESTATE AUCTION

The Glen "Jake" Babcock Estate & Personal property auction.  
 46544 152nd Trl. Derby, IA 50068 | Saturday, May 25th, 2024  
 10 AM Personal Property | 1 PM Farm/Acres

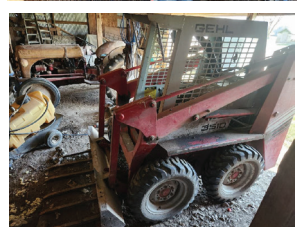


Legal description SE 1/4 of SW 1/4 of section 36 T-72-N, R-23-W, 5th P.M, Lucas County. Physical address of this property is 46544 152nd Trl. Derby, IA 50068. Total annual taxes on the farm are \$3,436.00 the auction will include the ranch style home of 1430 sq ft, unfinished basement w/ attached 1 car garage 6 out buildings; 36' x 42' x 12'; 16' x 24'; 21' x 32'; 17' x 52' x 10'; 29' x 45' and 52' x 33' all these buildings were in use and in usable condition, they maybe in need of some updating. Buyers are urged to do their own due diligence of inspections of the property. Call, 515-231-5176 to set up a time with Jason for home and outbuildings. Estimated break down of acres is: 17.9 acres tillable cropland, 178 acres pasture, 2 acres building sites, 2 acres roads and ditches. You may bring ATV to inspect land by appointment only. Call Jason 515-231-5176.



CSR 2 for the property range from 70 to 5 with weighed average 30.2, property is serviced with rural water, septic system will not pass an inspection & does not meet state code. Buyer is responsible for septic update. Binding agreement request form of \$300.00 to be paid by seller at time of auction, Lucas Co sanitation 641-724-3511.

Properties that have previously sold within a 15 mile radius of this property ranges from 5,816 to 13,316 acre. Online bidding available. Search All Auctions Inc. on your App. store for Apple and Playstore for Android. If purchased online there will be a 8% buyer premium. This is a good place to keep up on info but does have its unpredictable inconveniences with service. Auction method on this property will be lump sum. Earnest money; 10% down required day of auction cash, check or card. Closing will occur on or before June 25th 2024. Remaining balance if any, to be paid at this time. Possession/Lease: 200 acres m/l is leased until March 1st 2025, rent will be prorated to sale date and checks divided between the seller / new owner. Water & power will remain on even through transfer. Water bill will be paid by renter, current renter will have unfettered access to the property. There will be no rights transferred to disrupt soil, fences or buildings and or waters until March 2nd, 2025. Fences are in as is condition. Cattle run on pasture from May to February. Bidder Registration: Perspective bidder must register with All Auctions Inc. and receive a bidder number to bid, land buyers will need fund verification letter. This property will sell with a 6% buyer premium added to hammer price. Property over view: scrap metal in wash way/ravine, tending and cleaning of these current or future will be solely on buyers responsibility and expense. Buyers: All Auctions inc. urges buyers to do their own inspections and due diligence of property prior to auction day bidding. All property is sold "as is where is" with no warranties expressed or implied, made by auctioneer or All Auctions Inc. and the seller. All Auctions Inc. and its representatives or agents of the seller are not responsible for errors in advertising, and all announcements made day of auction take precedents over all previous statements and advertising. Contract immediately upon conclusion of auction, transfer of earnest money, signatures of purchase contract.



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