

REAL ESTATE AUCTION

SATURDAY NOVEMBER 2ND @ 10:00 AM

Property Address: 36099 Highway 92 – Carson IA.



Property Details

Year Built: 1909
Style: 1.5 Story
Finished Sq. Ft.: 966
Basement Sq. Ft.: 256
Bedrooms: 2
Bathrooms: 1
Lot Size Acres: 1.11
Gross Taxes: \$1031.69
Net Taxes: \$900.00
Garage: 1 Car detached
Location: 6 Miles East of
Treyvor Iowa on Hwy 92

Minimum Opening Bid - \$60,000

Terms & Conditions

Purchase Agreement: Successful bidder will enter into a purchase agreement immediately after being declared the winning bidder by the Auctioneer. **PLEASE NOTE:** The purchase agreement will offer **NO CONTINGENCIES** for financing, property condition, or any other alterations to the contract. Property is being sold **"AS IS"**. Prospective Buyers are urged to inspect the property prior to the auction date to their own satisfaction.

Earnest Deposit: Successful bidder will provide an Earnest Deposit in the amount of \$5000, which will be deposited in the Trust Account of Clear Title & Abstracting. Deposit will only be refunded if the SELLER defaults, or if required by Iowa law

Taxes: Taxes will be prorated to the date of closing based on the most recent available assessment.

Closing: Closing to be on or before December 2nd, 2019. Closing to be conducted by Clear Title & Abstracting with the closing fee to be split 50/50 between the Buyer and the Seller.

Possession: Buyer will receive possession upon successful closing and filing of all required documents.

Title: Seller will provide Clear & Marketable Title with a Title Insurance Policy provided through Clear Title & Abstract. Cost of title Insurance to be split 50/50 between the Seller & Buyer.

Easements: Sale is subject to any and all Easements and Right of Ways of record.

Well: There is no well on the property and Buyer will be responsible for digging their own well.

Septic: The current septic system is not an approved system. Buyer will be responsible for installing a new septic system that meets current County & State guidelines prior to occupying the property.

Agency: United Country Menke Auction & Realty and their agents are acting as Exclusive Agents for the Sellers.

Buyer's Premium: A 3% Buyer's Premium will be added to the buyers final bid to determine the contract price.

All information is from sources deemed reliable by United Country Menke Auction & Realty, however no guarantee or warranty to its accuracy is given. Buyers are encouraged to research any information to their own satisfaction. All statements made the day of the auction take precedence over all printed material.

www.MenkeAuction.com



**Menke Auction
& Realty**

Byron Menke – Broker/Auctioneer

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