Real Estate / Acreage Equipment & Tools

Directions to the property: From Underwood, Iowa, South on Railroad Highway (Hwy 191) approx. 3 miles, then West on Juniper Road approx. I mile to the property. Property is located approximately 11/2 miles North of Weston Iowa. Signs Posted.

LOCATION: 23747 JUNIPER RD. - UNDERWOOD, IA 51576

REAL ESTATE SELLS @ 10:30 A.M. **SATURDAY, AUGUST 29TH | 10:30 AM 2020 CAMPER @ 11 A.M. FOLLOWED BY TOOLS & HOUSEHOLD**

REAL ESTATE AUCTION 10:30 A.M.







23747 JUNIPER ROAD, UNDERWOOD, IA 51576

Open House: Property will be open for viewing on Sunday, August 16th and Sunday, August 23rd from 1-3pm or by appointment by contacting Ed Spencer, Auctioneer at 402-510-3276.

23747 JUNIPER ROAD, UNDERWOOD – 2.0 ACRES W/ MODULAR HOME & GARAGE

Dynamite Location! 4 bedroom, 5 bathroom modular home built in 2005 on 2 acres with full, partially finished walkout basement. 3 bedrooms, 2 full baths on main floor, 1 bedroom, 2 - \% baths and 1 - \% bath in basement. Large 3 car attached garage built in 2007. Home has newer steel siding and steel roof. Property is served with rural water. Time of transfer septic inspection will be provided. Property is located in the Underwood School District.

TAXES: \$2538 for 2018 tax year

TERMS: Buyer will be purchasing the property in it's "as-is, where is" condition. Successful bidder will sign a purchase agreement the day of auction and deposit a 10% earnest deposit in Clear Title & Escrow Trust Account. Your bid is NOT subject to financing, inspections or appraisal. Financing must be arranged prior to the auction. Title insurance to be split 50%/50% between the buyers and sellers. Seller will provide clear and marketable title at closing.

CLOSING: Closing shall be on or before September 29th, 2020.

ACCEPTANCE OF BIDS: Final bid on the acreage is subject to the approval of the Seller.

POSSESSION: Buyer will receive full possession at closing.

DISCLAIMER: Announcements made by the auctioneer at the time of the sale will take precedence over any and all previously printed material, or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The acreage is being sold on an "as-is, where-is" basis, and no warranty or representation, either expressed or implied concerning the property is being made by the Sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquiries and due diligence concerning the acreage. The information contained in this brochure is believed to be accurate, but is subject to verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the Auction Company. All sketches and dimensions in this brochure are approximate and based upon GIS, aerial photographs and information provided by the county assessor. Conduct of the auction and increments of bidding are at the direction and discretion of the

AGENCY: Farms America, INC/Ed Spencer Real Estate and Spencer Auction Group are agents for and represent the sellers in this transaction. All bidders will be considered customers, not clients.

Auctioneers Note: We are honored to sell Terry's acreage, tools and equipment. Make Plans to Attend!!

CAMPER

Rockwood Signature UltraLite 5th Wheel Camper - May 2016, VIN 4X4FRLE26H18763859 8462lbs, 30 foot, 3 slide outs, very light use, Excellent

5TH WHEEL ACCESSORIES

Andersen 5th Wheel Connection

TRAILERS

45' Van Trailer

2 axle flat bed trailer

LAWN MOWERS & LAWN IMPLEMENTS

Craftsman 17.5 Riding Mower Dolmar Gas Engine Trimmer Heavy Duty Root Rake

SHOP EQUIPMENT

Transit Laser Alignment LB OIT Floor Drill press Cougar Model 275 Welder **Commercial Air Compressor Bolt Bin Heavy Duty Jacks Parts Washer** Millermatic 250 Wire Welder

Makita Cut-off Saw ProTech Table Saw Hotsy Power Washer, 1725GPM, with pump **Cutting torch outfit**

TOOLS

Napa 1" Air Ipmact Lots of Socets Lots of Hand tools 36" Pipe Wrench Several Heavy Duty CAT Tow Cables 7" Tile Cutter **Electrical Supplies**

HORSE DRAWN EQUIPMENT

Several Antique Horse Drawn Implements

APPLIANCES & ELECTRONICS

Kenmore Electric Dryer - White Kenmore Top Load Washer - White **GE Electric Range Cooktop** Magic Chef Microwave LG 2 Door - Bottom Freezer Kenmore Electric Range – open burner Kenmore side by side ref/freezer

TANNING BED

Sundash Platinum R26P

FURNITURE

Desks File Cabinets **End Tables**

HOUSEHOLD

King Size Bed Books **Green Correll Dishes** Vases Cake Pedestal Games Child books Cake Stands Lamps Pictures Kirby Vacuum

Grainiteware Roaster

Pots/Pans

VEHICLE

1995 Cadillac Deville, approx. 95k miles, No A/C

MISCELLANEOUS

20' Wood bench Antique Kerosene Lamps Wilson Golf clubs w/bag Gas Grill













ED SPENCER | 402.510.FARM

Terry French, Owner

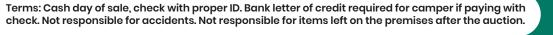
Spencer Auction Group, 322 E 7th St Logan, IA 51546 712.644.2151











SpencerAuctionGroup.com

Ed Spencer, Auctioneer 402-510-3276 Luke Spencer, Auctioneer 402-510-5853

Steve Christiansen 712-592-1317

Hannah Spencer Johnsen, Auctioneer 712-592-9794





