

# ACREAGE AUCTION

2582 IVY AVENUE, LIBERTYVILLE, IOWA

AUGUST 6, 2019 | 6 PM



## ACREAGE NEAR LIBERTYVILLE! HOUSE - OUTBUILDING - POND!

Don't miss this move-in-ready home sitting on 6.03 acres just southeast of Libertyville. Abundant natural light illuminates all rooms of this SPACIOUS HOME. Open concept between the living room, dining, and kitchen areas. Kitchen with plentiful cabinetry. Large master bedroom with sitting area and sliding glass doors to a private deck. Main floor laundry. Large wrap around deck on the side and back of the home. Jaw dropping country views with lots of wildlife. This property has mature pear, mulberry, and cherry trees. Completing this property are a detached 3-car garage and 40x50 outbuilding.

**OPEN HOUSE: Monday, July 15 | 6 - 7:30 PM**

### TERMS & CONDITIONS-

- DEPOSIT (non-refundable): 20% of the final bid price will be paid on the day of the sale with the balance due in cash upon delivery of deed and abstract showing merchantable title.
- PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any alterations to the agreement.
- TAXES: Prorated to date of possession based on the last available tax statement.
- SEPTIC: Buyer is responsible for bringing septic up to Iowa DNR Code per the Jefferson County Sanitarian's requirement. Buyer shall pay for all expenses related to septic upgrade including but not limited to permits, labor, and materials.
- CLOSING: On or before September 2, 2019.
- POSSESSION: To be given at closing.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. Greiner Real Estate & Auction is an agent for the seller.

### Additional Provisions:

- Seller shall not be obligated to furnish a survey.
- The real estate is selling subject to any and all covenants, restrictions, encroachments, easements, as well as all applicable zoning laws.
- If future site clean-up is required it shall be at the expense of the buyer.

Brokerage: Greiner Real Estate & Auction LLC, Richland, Iowa. 319-694-4522

Licensed to sell real estate in Iowa.

**Kevin & Teena Phelps, Owners**

Myron Greiner, Broker - Tim Kuiken, Attorney

Sale conducted by:



[www.greinerrealestate.com](http://www.greinerrealestate.com)

Auctioneers: Myron Greiner, 641-919-4522  
Mike Goehring

