

ACREAGE AUCTION

Yvette McLimans Property
8303 Route 52 S., Dubuque, IA

10.17 +/- Tax Acres

House, Mobile Home, Timber

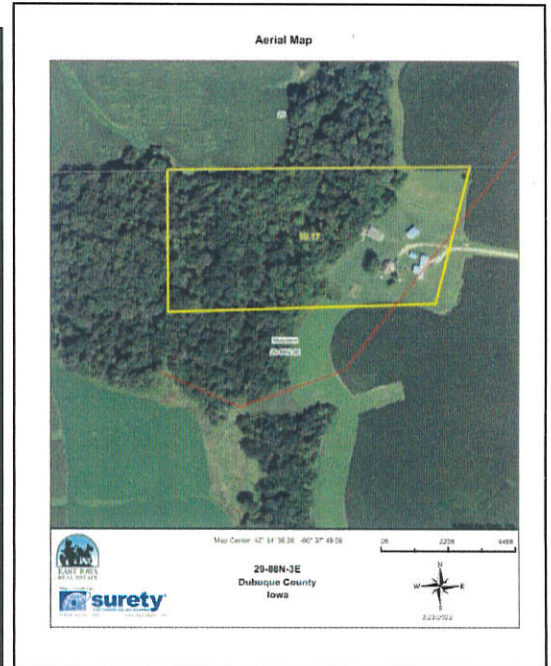
Auction April 16, 2022 at 10:30 AM

Happy's Place, 2323 Rockdale Road, Dubuque, IA



From Key West take Highway 52 south of Dubuque approximately 3 miles, turn right into lane directly across from Massey Station Road.

A great place close to Dubuque that offers a potential building site, timber for hunting and recreation, camping, horses or ATV's and peace and quiet!
A rare opportunity to purchase property that offers a house & a mobile home, detached garage, a 24x34 utility building, and timber.



Sale Method: To be offered as 1 parcel totaling 10.17 acres more or less. Bidding will be on a total purchase price basis. All bids are open for advancement until the Auctioneer says that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. Seller reserves the right to accept or reject any or all bids.

Minerals: All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

Tax Acres: 10.17 net tax acres according to the Dubuque County Assessor.

Earnest Payment: A 10% Non-refundable earnest money payment is required on the day of the auction. The earnest payment may be paid by personal check. All funds will be held in the trust account of East Iowa Real Estate and will go towards purchase at closing.

Property Taxes: Sellers to pay real estate taxes pro-rated to closing date. \$1758 Current Annual Tax.

Conditions: This sale is subject to all easements, covenants, restrictions of record. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence regarding the property. The property and fences are sold on an "AS IS-WHERE IS" basis with no warranties or guarantees; either expressed or implied by the Seller, East Iowa Real Estate or the Auctioneer. Acreage figures are not guaranteed. The septic systems will be pumped and inspected prior to the auction.

Contract and Title: Buyer to enter into a purchase contract and deposit the required earnest money. No financing contingency.

Closing and Possession: Closing on or about 5/20/2022 with possession at legal closing. Property will be free of any liens or title issues.

Sellers: Yvette A. McLimans Trust Agreement

Announcements: Property information provided herein was obtained from sources deemed reliable, but East Iowa Real Estate, the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less". Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. No absentee or telephone bids will be accepted at the auction without prior approval of the East Iowa Real Estate.

Agency: East Iowa Real Estate, the Auctioneer & Representatives are Agents of the Sellers.

Legal Description: Lot 1 of the E ½ of the NE ¼ of Section 29, Township 88 North, Range 3 E of the 5th P.M., together with a 20 foot wide ingress and egress easement across: Lot 2 of the E ½ of the NE ¼ of Section 29, and the NW ¼ of the NW ¼ of Section 28, and Lot 1 of Lot 2 of the SW ¼ of the SW1/4 of Section 21, in Township 88 North, Range 3 E of the 5th P.M., in Dubuque County, Iowa, as shown on the plat recorded as Instrument No. 2160-88.



OPEN HOUSE: MARCH 6, 11:00 AM - 1:00 PM
MARCH 19, 10:00 AM – NOON.

Chuck Schwager, Broker 563-599-4277

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