

TIMED ONLINE AUCTION

17.56
ACRES M/L



📍 1228 Panora Ave., Woodbine, IA



DIRECTIONS: From Woodbine, IA, North on Panora Ave approximately 8 miles to the acreage. Signs posted

Bidding Now Open at www.spencergroups.com

PROPERTY DETAILS

1 1/2 Story, 1860sq. ft home built in 1887 on 17.56 acres m/l

Outbuildings include garage, 36x48 Steel utility building 40x96 barn, and other sheds.

TAXES: \$1908 in 2022. Taxes to be prorated to the date of closing.

Seller will provide a termite inspection, water test and septic inspection prior to closing. Property selling "as-is, where-is".

LEGAL DESCRIPTION: Parcel A of the SW 1/4 NW 1/4 and Parcel A of the NW 1/4 NW 1/4, all in 17-81-42, Harrison County, Iowa. 17.56 Total Taxable Acres.

OPEN HOUSE DATES: Property will be open for viewing **Sunday, July 14th; Sunday, July 21st; and Sunday, July 28th** from 1-3pm.

ONLINE BIDDING: Interested parties visit www.spencergroups.com and register to bid. Contact Spencer Groups to submit a bank letter of creditworthiness by contacting the Spencer Groups office at 712-644-2151. Upon registration and bank letter, you will be approved to bid and bidding # assigned.

TERMS

METHOD OF AUCTION: Property will sell on a total dollar basis.

Sellers will have until 5pm on the day of the auction to accept or reject the final bid. Upon acceptance, buyer will place a 10% non-refundable earnest deposit in the Blair Title Trust Account, where it will be held until closing. Seller to provide an updated abstract. Buyer to provide a title opinion. Each party will be responsible for closing costs associated with closing a real estate transaction, which will include a closing fee to the title company.

POSSESSION: Buyer will receive possession of the home and outbuildings on Parcel A of the SW 1/4 NW 1/4 upon closing. Buyer will receive possession of Parcel A NW 1/4 NW 1/4 on March 1st, 2025. Sellers to retain 100% of the 2024 cash rent.

CLOSING: Closing to be on or before August 30th, 2024.

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

COOPERATING BROKERS: Please contact Spencer Group's office at 712.644.2151 to register your bidder and for specific details on the commission agreement. All bidders need registered no later than Monday, July 29th at 10 a.m. to qualify for broker participation.

AUCTIONEER'S NOTE: This 1 1/2 story home on 17.56 acres offers a unique opportunity to own a private retreat with income-generating potential. With its blend of comfortable living spaces, versatile outbuildings, and expansive land suitable for various uses, this property represents a rare find in a desirable location. Whether you envision a serene family home, a productive farmstead, or a secluded getaway, this property is poised to fulfill your dreams of rural living.

DISCLAIMER: Announcements made by the auctioneer at the time of the sale and emailed to registered bidders will take precedence over any and all previously printed material, or any oral statements made. All information contained herein and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property 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 inspection investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by 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. The conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.



Gary (Reggie) Stewart Estate, Owner

Judson Frisk, Attorney for the Estate



Ed Spencer, Broker/Auctioneer 402-510-3276

Spencer Groups, INC | 712-644-2151 - Office

Farms America/Ed Spencer Real Estate



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WWW.SPENCERGROUPS.COM