

# ONLINE ONLY AUCTION

Residential Home & Personal Property in Sioux Center, IA

## Monday, September 17 ~ 6:00 PM

**LOCATION:** 653 4th Ave NE, Sioux Center, IA.

Directly Across the Street west of Dordt College. Signs Posted.

**BIDDING OPENS:** Tuesday, August 28, 2018

**BIDDING CLOSSES:** Monday, September 17 @ 6:00 PM

### OPEN HOUSE/ INSPECTION DATES:

Tuesday, September 4 from 5-7PM AND

Wednesday, September 12 from 5-7PM.

If this is not a convenient time please contact Agents below.



**Auctioneers' Note:** It is our honor to sell the Real Estate and personal property for the Barbara Droge Estate. The Real Estate will close online at [www.iowauctiongroup.com](http://www.iowauctiongroup.com) on Monday, September 17th at 6:00PM. At 6:30PM, the personal property will start closing online and will include general household items, collectible dolls, some antiques.

**Pickup:** of the personal property items will be Tuesday, September 18 from 5-7PM.

**General Information:** This residential home and garage is located directly across the street west of Dordt College in Sioux Center, IA. This home offers 2-bedrooms and 1-bath. The home contains approx. 797 total sq. ft., of which the main floor consists of a kitchen, living room, one bedroom, full bath, laundry, and a porch area to the east. The upstairs has one bedroom and includes a bedroom set. There is also a full unfinished basement. Lot size is 81'x150'. The property is serviced by Sioux Center municipal utilities and is serviced by a forced air gas furnace new in November 2008, plus central air. There is a gas water heater that was new in February of 2011. Also, there was a new sewer line from the home to the street in 2010. This property also contains a detached single car garage and small storage shed. Property is zoned R-3.

**Included Items:** Stove, Refrigerator, Garage door openers, and washer and dryer, and bedroom set upstairs.

**Legal Description:** Lot 59, College addition, Sioux Center, IA.

**Method of Sale:** The real estate will be sold on an online auction, closing Monday, September 17, 2018. In the event a bid is placed 5 minutes prior to the closing time indicated on the website, a 5 minute auto extend will take effect. Any questions regarding the bidding process please contact Del Beyer at 712-348-2738.

**Real Estate Taxes:** Taxes will be prorated to the date of closing. Current net real estate taxes for this home are \$1,366/year

**Closing & Possession:** On or before October 17, 2018.

**Terms:** Cash or letter of financial pre-qualification required. 10% non-refundable down payment, day of auction. Balance will be due on or before October 17, 2018 at which time possession will be granted. Abstract will be continued to date, with clear and marketable title furnished to Buyer(s). Buyer(s) will be asked to enter into a written agreement specifying these terms day of auction. This property is being offered as a cash transaction, and not subject to any financing contingencies. Sale subject to owner's confirmation. Seller reserves the right to reject, accept, or negotiate the final bid. This transaction will become binding only upon written execution of the contract between both Buyer(s) and Seller(s). Disclaimer: Please see "Terms Section" of online sale bill. Beyer Auction & Realty will be the closing agent, representing the Seller in this transaction.

**Personal Property:** There will also be approx. 100 lots of personal items including: furniture, antiques, collectibles, dolls, tools, and misc. Please go to [www.iowauctiongroup.com](http://www.iowauctiongroup.com) for full description, photos, and details.

Pick up personal items Tuesday, September 18 - 5:00-7:00 PM

## Barbara K. Droge - Estate, Owner

Go to [www.beyerauctionrealty.com](http://www.beyerauctionrealty.com)  
or [www.iowauctiongroup.com](http://www.iowauctiongroup.com)  
for Terms, Register to Bid, Photos  
& Additional Information

**DEL BEYER** Broker/Auctioneer  
712-348-2738 or 712-722-4315

**JACKI MAASSEN**  
Sales Associate 712-395-1334



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