

LOCATION – LOCATION – LOCATION
RESIDENTIAL ACREAGE W/ SHOP & EXISTING GREENHOUSES
PLUS ADVERTISING
AUTOMOTIVE PARTS,
TOOLS, & HOUSEHOLD



LIVE AUCTION

SATURDAY, SEPTEMBER 28, 2019 AT 10:30 A.M.

Real Estate to sell at 10:30 AM and personal property, household & tools to follow at approx. 11:00 AM

Inclement Weather Date: Monday Evening, September 30 with Real Estate at 4:30 PM and the personal property to follow at approx. 5:00 PM.

Location: 4489 Jefferson Ave, Alton, IA 51003 - Auction signs posted.

Directions: This property is located on the Northwest corner of Alton, IA, Adjacent to Hwy 10 & Jefferson Ave, or approx. 1/2 mile west of the main entrance to Alton off Hwy 10. Auction signs posted.

Open House/Inspection Dates: Monday, September 16 from 5-7 PM & Thursday, September 19, from 5-7 PM

NOTE: It is an honor to conduct this auction for the Lammers Family Trust. This may be a once in a lifetime opportunity to purchase a property of this superb location.

Please view the website at www.iowauctiongroup.com for complete details, and several photos.

General Information: This 1.08 acre acreage, located at the Northwest corner of Alton, adjacent to Hwy 10 and Jefferson Ave consists of a 3 bedroom, 1 bath dwelling built in 1955, consisting of approx. 1326 sq.ft. The main floor offers of an entryway/laundry area, kitchen, living room, 2 bedrooms, and bathroom. The upstairs is 1 large bedroom, and the home also consists of a full unfinished basement. The home is serviced by a forced air gas furnace and central air, gas water heater, softener & well water. The exterior consists of vinyl siding, steel roof, and a single attached 12'x24' garage. Measurements of the rooms are on the website: www.iowauctiongroup.com (click details).



Outbuildings: There is a 35'x40' concrete block building/shop area, plus a 30'x88' hoop-style greenhouse w/ 18'x24' work area, plus a 30'x42' additional hoop-style greenhouse, and a 24'x48' greenhouse (frame only). The greenhouse structures are NOT currently in use, but are functional with some updates.

Zoning: This property is currently zoned as "single family residential" and was previously granted a conditional use as a greenhouse. This special exception will remain with this property as long as it is used as a greenhouse. Any change in usage will need an approved permit from the county zoning office. Any prospective Buyer is encouraged to visit the county zoning office regarding your intended use of this property.

Please go to www.iowauctiongroup.com and click "Details" for additional photos

Household Items

21.7Cu.Ft. Whirlpool Refrigerator/Freezer, white; Frigidaire 15cu.ft. refrigerator/freezer, white; Matching Frigidaire Affinity front load washer & electric dryer, white; Filter Queen majestic vacuum w/ attachments; Upright Hoover vacuum; Kimball piano w/ bench, nice; 3-cushion tan color sofa; Glider rocker; Matching 5-drawer chest of drawers & vanity mirrored dresser; Computer desk; Barstools; Bookshelves; 4' plastic table; Various wood & metal storage shelving and cupboards; Many other misc. household dishes and smaller appliances;

Tools

Tool Shop 4" belt and 6" disc sander on table, new; Several hand tools; Socket sets; Ammco small bore hone, snap on toolbox and sockets/wrenches; 2-compartment tool chest and base unit; Delta 9", 3hp band saw – NIB; Tap & Die set; P&H 285 amp Arc Welder; Floor jack; All-Pro 100K BTU Kerosene heater; Various forks, rakes, scoops & etc.



TERMS: Cash, Valid check, Master or Visa credit cards accepted ~ 3.5% convenience fee unless paid with cash or check. ID required. Not responsible for accidents or theft of items purchased. All items sold "as is", with no warranties provided by auction company or sellers. Announcements made day of sale supersede advertisement.

Septic: Sellers will allocate \$4000 to the Buyer of this property, provided a new septic system is installed to the existing property. Auction company can provide estimates of the total cost, or Buyer may obtain their own estimate.

Legal: A Tract of land 99'x473' in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4), Section 34-95N-44, West of the 5th PM. (Holland Township, Sioux County, IA). Containing 1.08 Acres (more or less)

Method of Sale: This property will be sold at the site on Saturday Morning, September 28, 2019 at 10:30 AM, with personal property of household, tools & adv. collection to follow at approx. 11:00 AM.

Real Estate Taxes: Taxes will be prorated to the date of closing, which is October 28, 2019. Current Net 2018 Taxes are: \$1,458/year.

Closing & Possession: On or before October 28, 2019.

Terms: Cash or letter of financial pre-qualification required. \$5,000 non-refundable down payment the day of the auction. Balance will be due on or before October 28, 2019 at which time possession will be granted. Abstract will be continued to date with clear and marketable title, furnished to the Buyers. The Buyers will be asked to enter into an agreement specifying these terms the day of auction. The property will be sold as is and offered as a cash transaction and not subject to any financing contingencies. Sale is subject to the Lammers Trust confirmation. Agents listed below will be representing the Seller in this transaction, and Beyer Auction & Realty will be the closing agent.

Collectible Automotive & Advertising Items

King engine tester; Filko autoparts 3-drawer storage unit; Several Fairbanks/Morris distributors and old carbors; Adv. Mobile gas cans, and others; Many adv. oil & additive cans including Mobile, Co-op, Gunk, Pennzoil, CD-Z, and Champion; (2) 28" x 45" Wolf's Head motor oil rollup plastic sign; Various car parts, hubcaps, horns, 1950's & 60's Motor magazine.

Antiques

Hat boxes; Wainscot wood cupboard; 50lbs. cast iron weight; Metal chimney cupboard; Lidded cream cans; Gas cans; Wood nail kegs; Oil cans; Wrenches; Hand pump forge; Sight Feed portable automatic acetylene generator.

Household collectibles & Antiques

Buffet; Glass juicer; Tins; Games; Pottery; Old metal toys; Some wicker items; Jewelry; "The Silver Eagle" puzzle; Old records; Pyrex bowls; Recipe books; and much more!

Misc.

Several 25lbs. bags of Promix (Mycorrhizae); Car ramps; Charbroil gas grill; Pacer pump transfer pump w/ 3.5 gas B&S motor; Various forks, rakes, and etc. and much more!



Lammers Family Trust, OWNER

Greg Lammers – POA



Iowa Auction Group
www.iowauctiongroup.com

LISTING AGENT:
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