

Acreage Auction

ACREAGE:

2.00 Acres, m/l
Bremer County, IA

DATE:

Tuesday
September 26, 2023
10:00 a.m.

AUCTION TYPE:

In-Person
Denver, IA



Property Key Features

- Acreage Site Located Between Waverly and Denver
- Within Close Proximity to Highway 63
- Denver Community School District

Cal Wilson

Licensed Salesperson in IA

319.360.1009

CalW@Hertz.ag

319.234.1949

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

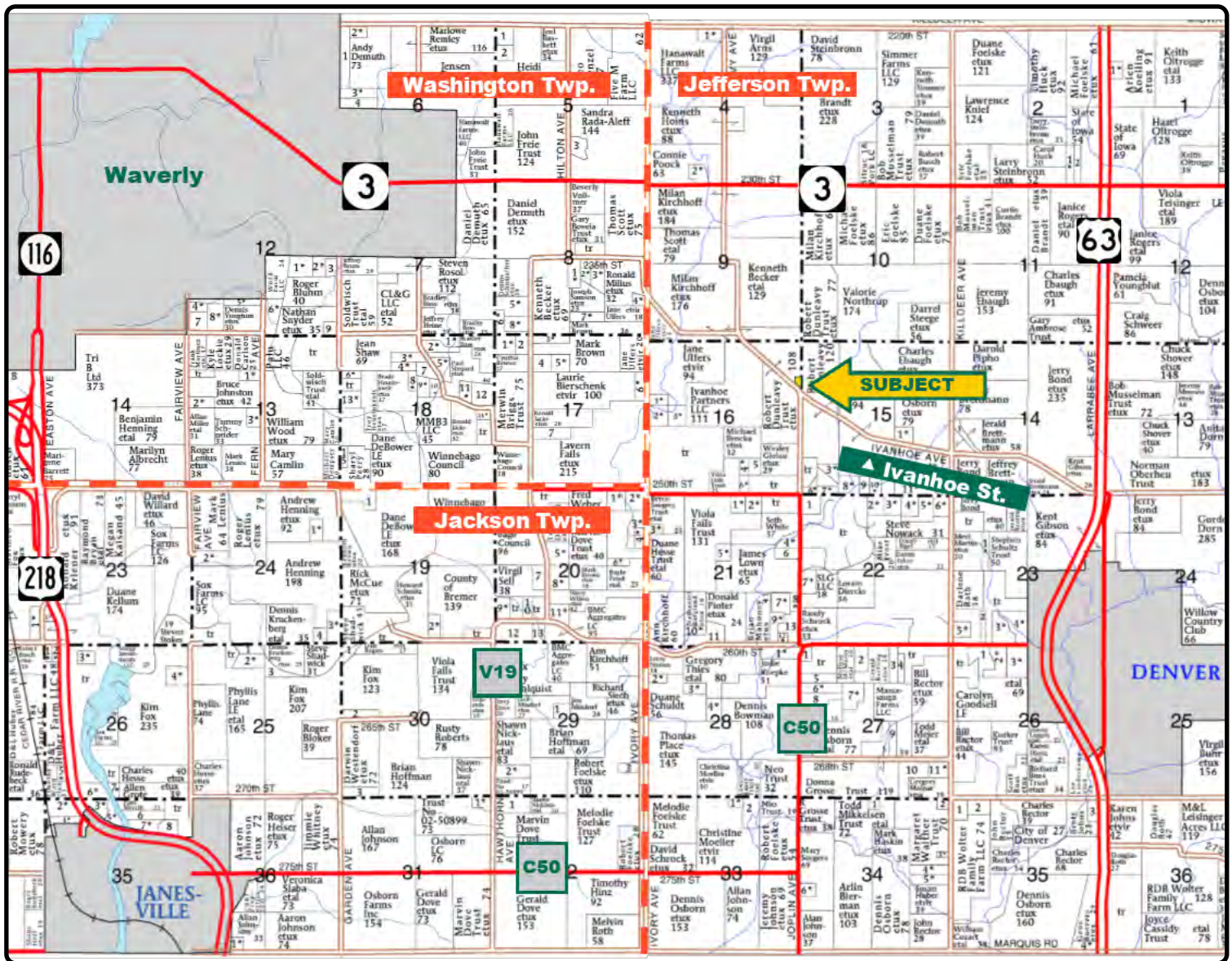
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA

319.540.2957

ElliottS@Hertz.ag



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Total Living SF: 2,572

Bedrooms: 5

Bathrooms: 1

Year Built: 1908

ADDRESS:
1895 Ivanhoe St.
Waverly, IA 50677

Property Information

2.00 Acres, m/l

Location

From Denver: Head north on State St. for $\frac{3}{4}$ of a mile, then turn west onto Ivanhoe Street, crossing Highway 63, for 2 miles. The property is on the north side of Ivanhoe Street.

From Waverly: Head east on Highway 3 for $1\frac{3}{4}$ miles, then south on Ivy Avenue for 1 mile, then east on Ivanhoe Street for $\frac{1}{2}$ mile. The property is on the north side of Ivanhoe Street.

Legal Description

A portion of the NE $\frac{1}{4}$ of Section 16, Township 91 North, Range 13 West of the 5th P.M., Bremer County, Iowa, more particularly described as: Beginning on

the centerline of County Road (Ivanhoe Avenue) that is N 00 degree 02'00" W 820 feet along the E Line of the NE $\frac{1}{4}$ of Section 16; thence N 00 degree 02'00" W 495 feet; thence S 89 degree 46' 53" W 284.41 feet; thence 00 degree 02' 00" N of the SE Corner of and along the E 236.88 feet to the centerline of Ivanhoe Street; thence in SErly direction along said centerline to the point of beginning 383.46 feet. And State of Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,720.00
Net Taxable Acres: 2.00
Tax parcel ID#s: 1016200016

Zoning

Residential.

Dwelling

2-story frame dwelling built in 1908 with 2,572 sq. feet of living space, 5 bedrooms and 1 bathroom. There is a full basement. Uninhabited for several years.

Buildings/Improvements

- 32' x 24' Detached garage built in 1976
- 8' x 12' Block shed built in 1920

Septic

Updated septic in 2007. Condition unknown.

Water & Well Information

Drilled well. Condition unknown.

School District

Denver Community Schools.

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Disclaimers

- No Agent, Broker or any representative of Hertz has had any access to the property so therefore has no knowledge of the accuracy of the County Assessors information.
- The property is being sold by Court order pursuant to Iowa Code Chapter 651.
- Accordingly, the property is being sold "As- is"; no potential buyer will have authority to enter or inspect the property prior to auction and sale.
- Sellers are exempt from any property disclosures pursuant to Iowa Code Chapter 558.
- Sale of the property will be subject to Court approval; and the property will be conveyed to the successful buyer by Referee's Deed.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All measurements (acreage and square footage) are from the Bremer County Assessor's office and are considered approximate.

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Looking West



Looking East



Looking South



Looking Northwest



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Date: **Tues., Sept. 26, 2023**

Time: **10:00 a.m.**

Site: **Denver Community Room
100 Washington St.
Denver, IA 50622**

Seller

Beau D. Buchholz, Partition Referee

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Elliott Siefert

Attorney

Beau Buchholz
Engelbrecht & Buchholz, PLLC

Method of Sale

- This property will be offered as a single tract of land.
- Sale is contingent upon Court approval.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies. Closing will occur no later than 10 days from Court approval of this sale, at which time Buyers must be prepared for cash settlement of their purchase. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. Title will be transferred by Referee's Deed.

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