

ONLINE ONLY ACREAGE AUCTION

14.45 ACRES M/L



PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

CLARKE COUNTY, IOWA

1714 270th Avenue | Osceola, IA 50213 | Listing #17223



JOHN HUTCHCROFT

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Clarke County, Iowa Online Only Acreage Auction - Mark your calendars for Friday, December 15, 2023 at 5:00 P.M. CST! Peoples Company is pleased to represent the Donald E. Cully Estate in the sale of a nice ranch home with multiple good outbuildings and a pond, all on 14.45 Acres M/L in rural Clarke County, Iowa. This property is conveniently located just northeast of Osceola and is within walking distance of the Osceola Municipal Airport. The property will be offered via online-only auction through the Peoples Company Bid Wrangler auction platform. All bids are to be placed prior to Friday, December 15th, 2023 at 5:00 P.M. CST.

The property features a 2-bedroom, 1-bathroom ranch home that was built in 1997. The home offers a nice, open floor plan and 1,110 square feet of finished living space. A new owner is sure to appreciate the multiple outbuildings this property provides, including a 60' x 60' pole shed and a rustic 30' x 40' barn with newer metal roofing. Guaranteed to have enough storage, you will have ample space for multiple campers, boats, airplanes, tractors, pieces of equipment, etc.

This offering is highly conducive to hobby farming and features good fences, pasture acres, and a very nice pond for fishing or watering livestock. Airplane enthusiasts and travelers will love the close proximity and access to the Osceola Municipal Airport that is adjoining this property.



OPEN HOUSES

There will be two open house dates to view the property, between 4:00 P.M. to 6:00 P.M. on November 29th and December 13th. Please contact one of the Listing Agents for more information regarding this property!

270TH AVENUE

DIRECTIONS

From Osceola, Iowa: Head east out of town on Highway 34 for 3.8 miles. Turn left and head north on 270th Avenue for 1.6 miles. The property will be on the east side of 270th Avenue. Please look for Peoples Company signage.



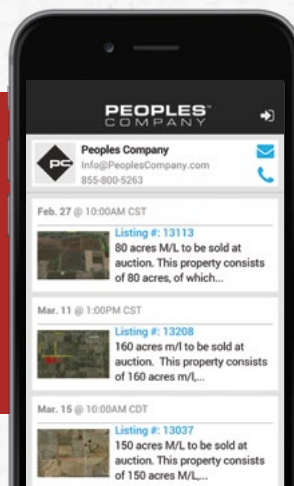
IMPROVEMENTS:

60' x 60' Pole Shed, Rustic 30' x 40' Barn, Pond.

APPLIANCES:

All appliances will stay with the property.

Use our mobile bidding app powered by BidWrangler! You can access the app online or download it to your smartphone.. This is an ONLINE ONLY auction. All bids must be placed online.



AUCTION DETAILS

CLARKE COUNTY ONLINE ONLY ACREAGE AUCTION

Seller: Donald E. Cully Estate

Attorney: Rebecca A. Miller, Nyemaster Goode, P.C.

1714 270th Avenue
Osceola, Iowa 50213
14.45 Acres M/L
Offered in One Tract
Friday, December 15th, 2023
5:00 PM Central

ALL BIDS WILL BE ON A WHOLE-DOLLAR BASIS

Co-Broker: Co-Broker must register the client 24 hours before the Auction date by filling out our Broker Registration Form. This Auction is offering a 1% co-broke fee to any licensed agent representing a buyer.

Open Houses: The property will be held open for prospective Buyer's between 4:00 P.M. to 6:00 P.M. on November 29th and December 13th.

Septic System: Per Iowa Code 445B, this property is exempt from the Septic System Inspection Requirement and the septic system servicing the home is in as-is condition and no inspections, updates, or improvements will be made by the sellers.

Auction Method: The property will be offered as one tract. All bids will be on a whole-dollar. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company Trust Account.

Closing: Closing will occur on or about Wednesday, January 31st, 2024. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the property will be given at Closing.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auction Company.

Disclaimer: All boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall acres may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding during the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17223

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**SCAN TO VIEW
LISTING ONLINE!**