

EXECUTIVE HOME & 84 ACRES TO BE SOLD IN 3 TRACTS SATURDAY, JANUARY 5TH, 2013 @ 10:00 AM

Robert Redfern, Conservator for the Seller

6653 Illinois St. Indianola, IA 50125 (this address for some reason will not Google)

Auction to be conducted on site

Directions: 6 miles west of Indianola IA on Hwy 92 to 70th Ave, North on 70th Ave 1.1 Miles to Illinois St, then ¼ west on Illinois.
Or

6 miles east of I-35 on HWY 92 to 70th Ave.

Open house will be 10 AM – 2 PM Saturday December 15th & 29th

T76N R25W

84.32 acres of land in Jefferson Township section 13 of Warren County, IA. County FSA office calls for the farm to be 86.2 acres of farm land w/ 34.5 acres of crop land. Crops this past season were corn, beans, & alfalfa. Balance of acres are in mostly open terraced pastures w/ a few draws with trees.

Parcel #1: Large executive home w/approx 5.5 acres m/l subject to survey to be sold by the total dollar amount. Terms \$40,000 down day of the auction w/balance due at closing expected within 45 days. Possession of the home, driveway, and fenced in areas of the yard will be given at closing. Possession of the surrounding alfalfa field subject to tenants rights of March 1st, 2014.

This executive home was started in 2003 and was completed early in 2005 and will be offered with approx 5.5 acres subject to survey. The main level boasts 3,425 feet of finished living area. The kitchen features a large granite island w/ built in Professional Series gas range by Frigidaire/Electrolux w/ stainless steel exhaust hood. Large double Kohler stainless-steel sinks w/ ample granite surround with granite plant shelf over looks small kitchen deck. The kitchen is further complemented with a large pantry, double door stainless steel Frigidaire refrigerator with water and ice, GE microwave and in-wall Frigidaire /Electrolux Professional Series self-cleaning oven. Kitchen area also boasts a small dining nook and a Kohler half bath between the kitchen and the front entry.

Adjoining the kitchen is a formal dining area with patio doors onto an expansive deck. Adjacent to this area is a 15' X 16' sunroom with walk out door to the smaller kitchen deck and a walk-out door to the larger deck. Other features of the sun room is a vaulted pine ceiling with spectacular views, can lights, and a Harbor Breeze electric fan.

The 24'x22' great room is a large room with expansive glass views of the property. A see-thru gas fire place and wet bar complete with wine rack further complement this room. A beamed ceiling supports 2 large Harbor Breeze fans. The entry is dominated by a large chandelier and throughout this area, the great room, the sun room, and the kitchen area are hard maple floors by Homer Wood. The mud room/laundry room features a large amount of storage, washer/dryer hook-up, pet tub/shower, a tile floor w/ a half bath with Kohler fixtures. Mudroom is accessed through an outside entrance or through an expansive 3 car garage with all 3 doors having automatic openers.

The master bedroom suite features a study with a see-thru fire place into the great room. The bedroom also has its own fire place and large TV. Features of the master bath include double Kohler sinks, a 72 x 43 jetted Kohler tub, walk-in tiled shower with seat & body sprays, a dressing nook with marble counter and mirror and large master closet. The master suite also has its own private deck.

The Jack & Jill bedroom wing features 12'x 14' bedrooms, each with their own closets and Kohler stools and pedestal sinks. There is a shared tub/shower enclosure shared by the 2 baths. The bedroom wing of the home is carpeted as well as 2 large attic rooms both w/ recessed can lighting, closets, Harbor Breeze ceiling fans and spectacular views. A balcony between the 2 loft rooms overlooks the great room and through a large transom window to the garage and driveway area.

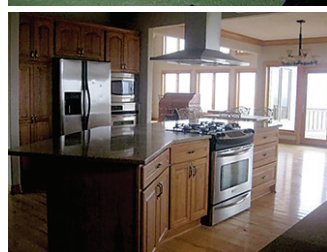
A full walk-out lower level is approx 40% finished. The former occupants used 1 room as a billiard room a much larger room w/ a fireplace and bar area looks out onto cement patios. A Kohler sink and stool half bath is adjacent to the great room. Another stool is located in the storage area. The other unfinished rooms in the lower level were used as exercise room, mechanic room and storage areas. This home has 2 gas furnaces, 2 central air units, and a Beam central-Vac though out including the garage area.

Parcel #2: 68.82 acres m/l of crop ground and pasture subject to survey to be sold by the acre. Warren County Engineers office has approved a new driveway if one is needed. Terms \$30,000 down day of the auction w/ balance due at closing expected within 45 days. Possession subject to tenants rights of March 1st, 2014. Total taxes for 2012 on parcel 1 & 2 are \$7856 per year but will need to be prorated out by the Warren County Assessor, if there are separate buyers for these two parcels. A survey of parcel of 1 & 2 will not be necessary in the event the same entity purchases both parcels.

Parcel #3: 10 acres m/l of pasture ground bordering parcel # 2 on the east. To be sold by the acre. Taxes \$130/year. Terms \$3,000 down day of the auction w/ balance due at closing expected within 45 days. Possession subject to tenants rights of March 1st, 2014.

Terms and Conditions: All bidders must register with picture ID to obtain a bid number. All down payment checks to be payable to Jim Sayre Sr. Trust Account Attorney for the seller and closing agent Des Moines, Iowa 515-457-7086. Property taxes will be prorated to the date of closing. Information provided by the sellers and auction company are deemed to be reliable. Buyers are responsible for their own inspections and due diligence of these parcels. No liabilities are assumed by the sellers or the auction company. Each parcel is sold as is, where is, with no warranties expressed or implied. These parcels will not be sold contingent on the buyer obtaining financing. ALL FINANCIAL ARRANGEMENTS MUST BE MADE BEFORE THE AUCTION. Not responsible for accidents or inadvertent errors in advertising. All announcements made the day of auction take precedence over any printed material. Light refreshments will be served.

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