

# Acreage Auction

**ACREAGE:**

**0.60 Acres, m/l**  
Bremer County, IA

**DATE:**

Tuesday  
**Sept. 22, 2020**  
**10:00 a.m.**

**LOCATION:**

**St. John's Lutheran  
Buck Creek Church**  
Sumner, IA



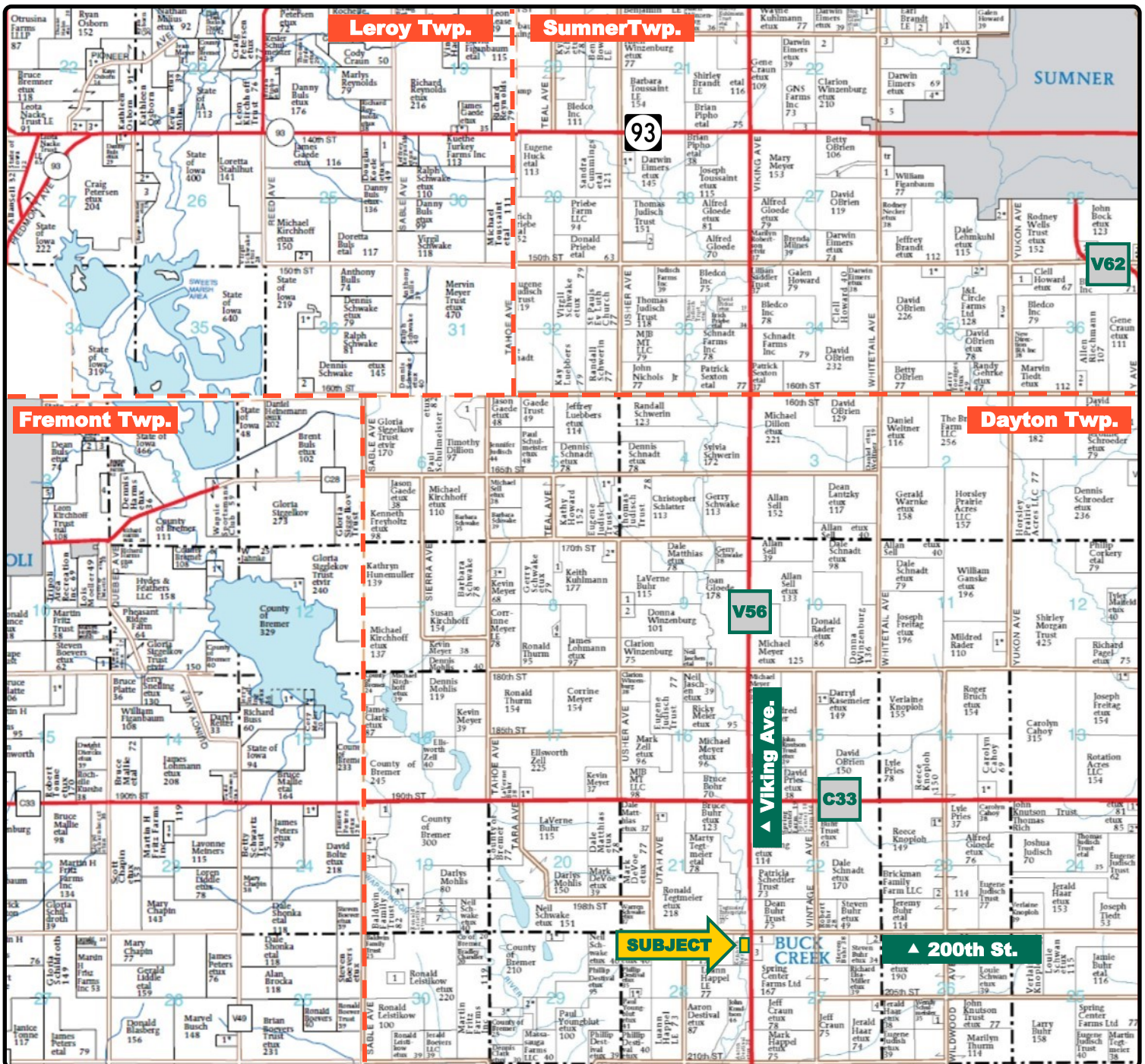
## Property Key Features

- Located on Paved Road
- Mature Trees
- Sumner-Fredericksburg School District

**Cal Wilson**  
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**Total Living SF:** 1,420  
**Bedrooms:** 4  
**Bathrooms:** 2½  
**Year Built:** 1890

**ADDRESS:**  
2006 Viking Ave.  
Sumner, IA 50674

## Property Information

**0.60 Acres, m/l**

### Location

Approximately 5½ miles southwest of Sumner, IA.

### Legal Description

S 198' of N 390.5' of E 165' NE NE; all in Section 28, Township 92 North, Range 11 West of the 5th P.M., Bremer County, IA. Dayton Township.

### Real Estate Tax

Taxes Payable 2020- 2021: \$1,402.00  
Gross Acres: 0.60

### Zoning

Residential.

### Dwelling

- 1½ Story House, Frame Construction
- 700 SF Partially Finished Basement
- Central Air
- FHA - Gas Heat
- Fireplace - Freestanding
- Detached Garage 960 SF, Built in 1928.

### Buildings/Improvements

40' x 24' Utility Building - Built in 1928.

### Septic System

Unknown.

### Water & Well Information

Unknown.

### School District

Sumner-Fredericksburg Schools.

### Comments

- 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.

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*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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Date: **Tues., Sept. 22, 2020**

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

Site: **St. John's Lutheran  
Buck Creek Church  
2025 Viking Ave.  
Sumner, IA 50674**

### **Seller**

Beau D. Buchholz, Partition Referee

### **Agency**

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

### **Auctioneer**

Troy Louwagie, ALC

### **Attorney**

Beau Buchholz  
Engelbrecht and Buchholz, PLLC

### **Method of Sale**

- Parcel will be offered as a single tract.
- 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.

### **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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