

# Acreage Auction

**ACREAGE:**

**2.83 Acres, m/l**  
Delaware County, IA

**DATE:**

Thursday  
**May 2, 2024**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Manchester, IA &  
bid.hertz.ag



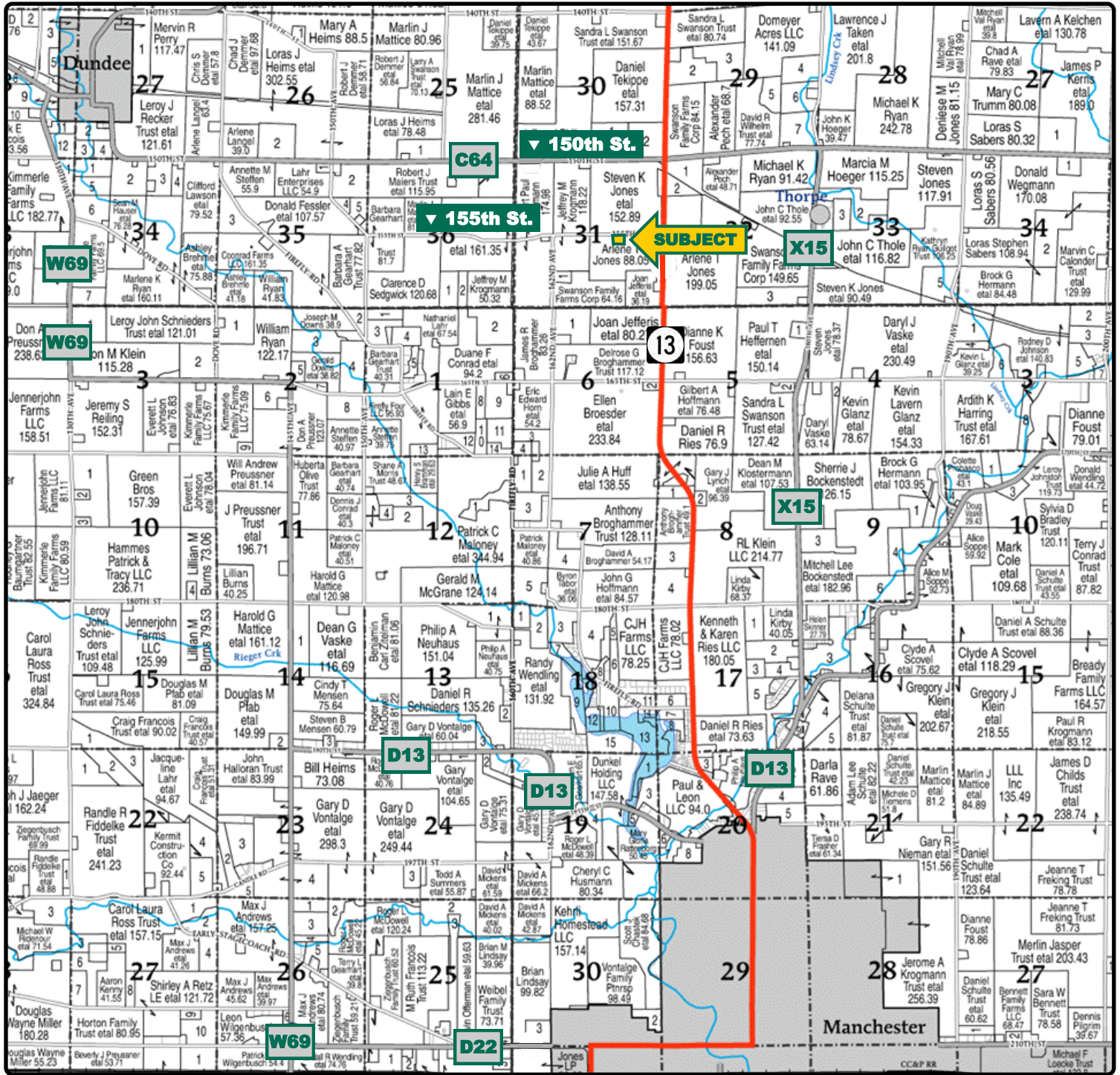
## Property Key Features

- Located 4 Miles North of Manchester, Iowa
- Includes 4-Bedroom, 1-Bathroom Home and a 1,200 sq. ft. Detached Garage
- Attractive Building Site with Mature Trees

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<b>Total Living SF:</b>	<b>1,676</b>
<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>1</b>
<b>Year Built:</b>	<b>1908</b>
<b>Address:</b>	
	<b>1668 155th St.</b>
	<b>Manchester, IA 52057</b>

## Open Houses

<b>Sat., April 13</b>	<b>9-11 a.m.</b>
<b>Thurs., April 18</b>	<b>4-6 p.m.</b>

## Property Information

### 2.83 Acres, m/l

### Location

**From Manchester:** 4 miles north on Hwy -13 and ¼ mile west on 155th St. The property is on the south side of the road.

### Legal Description

Parcel 2024-16, part of the NW¼ of the SE¼ of Section 31, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

### Real Estate Tax

Taxes Payable 2023-2024: \$1,027.00\*  
Gross Surveyed Acres: 2.83  
Road ROW Acres: 0.33  
Net Taxable Acres: 2.50  
Tax Parcel ID #: Part of 060310001700  
*\*Taxes estimated pending recent survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

## House

This is a 1½ story country home built in 1908, consisting of 1,676 square feet of finished living space. Step inside to discover a warm and inviting interior with 1,244 square feet of main-level living space, featuring a kitchen with beautiful cherry cabinets, a bedroom, a full bathroom, and a versatile office space, providing flexibility to suit your lifestyle needs. Upstairs, you'll find three additional cozy bedrooms, ensuring plenty of room for family and guests. The basement has a poured foundation and includes an LP furnace/air conditioner, electric water heater, pressure tank, and breaker box. Durable aluminum siding and a resilient steel roof on the home's exterior will provide years of low-maintenance living.

## Land Description

Topography is level.

## Buildings/Improvements

There is a 30' by 40' detached garage with two overhead doors, built in 1989.

## Water & Well Information

The well is located south of the house under the windmill and a well pit.

## Septic System

Seller to install, at Seller's expense, a new, code-conforming septic system prior to closing. This will be located east of the house.

## LP Tank

There is a 1,000-gallon LP tank that is owned by the Seller. The tank will be included with the sale.

## Comments

This is an attractive country home located north of Manchester, just off Hwy-13. It includes a well-maintained, 4-bedroom home and large, detached garage sitting on a 2.83-acre wooded lot.

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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 acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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Detached Garage



Kitchen



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Kitchen/Dining Room



Living Room



Office



Full Bathroom



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Main Level Bedroom



Bedroom Two



Bedroom Three



Bedroom Four



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Date: **Thursday, May 2, 2024**

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

Site: **Delaware County  
Community Center  
200 E. Acers St.  
Manchester, IA 52057**

Online: **bid.hertz.ag**

### Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Louwagie at 319-721-4068 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

### Method of Sale

- This property will be offered as a single lot.
- Seller reserves the right to refuse any and all bids.

### Sellers

Steven & Deniese Jones  
Sandra Glanz

### Agency

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

### Auctioneer

Troy Louwagie

### 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 and must be prepared for cash settlement of their purchase on or before June 12, 2024, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. Taxes will be prorated to date of 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. The Seller will provide an Abstract of Title for review by Buyer’s attorney.

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