

*Wapello County, Iowa*

# LAND & REAL ESTATE AUCTION

**TUESDAY, JUNE 18, 2024 @ 10:00 AM CDT**

**VIRTUAL ONLINE - NO RESERVE**



**59± ACRES • 2 TRACTS**  
(SUBJECT TO SURVEY)

ONLINE BIDDING  
PROVIDED BY:



Representing Attorney:  
Paul Zingg  
Deneffe, Gardner & Zingg, P.C.  
104 S. Court Street  
Ottumwa, IA 52501  
(641) 683-1626

**OPEN HOUSE: TUESDAY JUNE 4, 2024 @ 5:00 PM - 6:00 PM**

**ADDRESS: 8584 194TH AVE. | OTTUMWA, IA 52501**

## **JAMES A. STREEBY ESTATE**



AUCTION REP:  
JIM HUFF  
(319) 931-9292



AUCTION REP:  
JOHN PROBASCO  
(641) 856-7355

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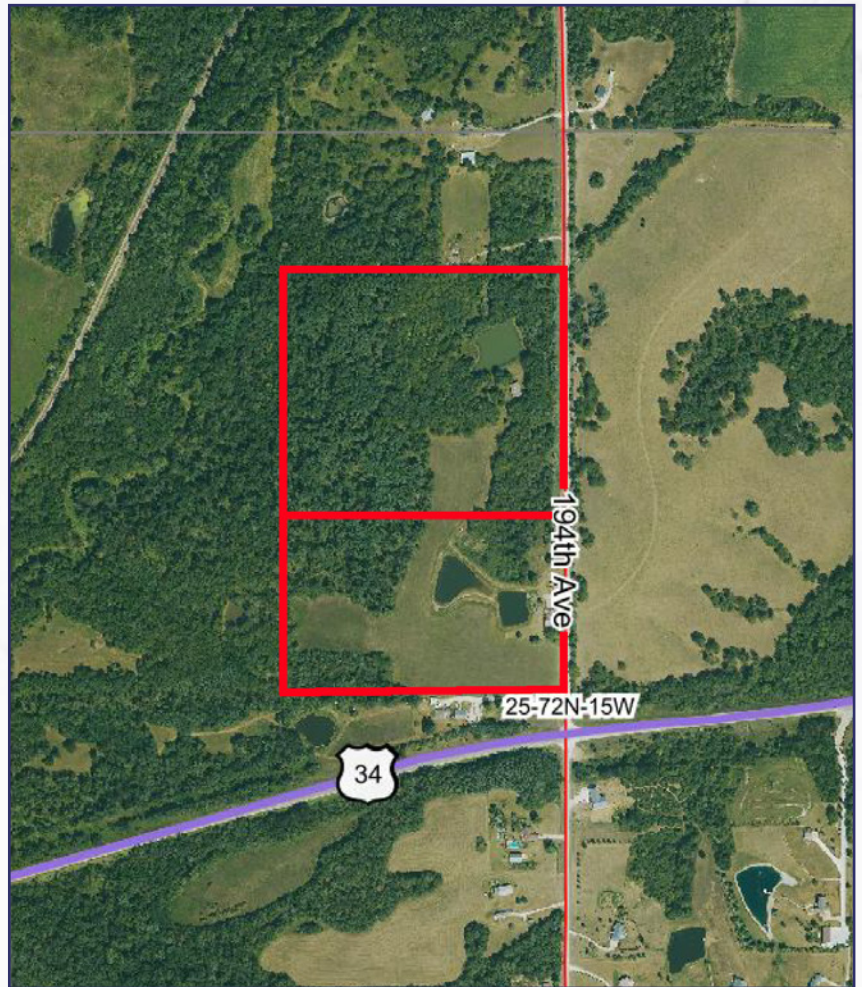
## LOCATION

The Streeby farm is located in Section 25, Polk Township, Wapello County, IA 5 miles west of Ottumwa, IA. From the west edge of Ottumwa, IA on U.S. Hwy. 34 go west 6 miles to 194th Ave. turn right or north and go a short distance to the property.

## AUCTIONEER'S NOTE

Make plans now to participate in this Wapello County, IA Land Auction. Tract 1 offers a 2-story split level home that includes 4 bedrooms, 2 1/2 baths and a detached garage. Other improvements on this property include a 30' x 39' storage building, a very nice pond and the balance of the tract offers attractive hunting/recreational acreage. Tract 2 offers highly desirable hunting/recreational acreage as well as several new home building sites. This tract is improved with a very nice 42' x 60' Morton storage building that was built in 2000 and a nice pond.

We urge you to take a look at this property that is conveniently located a short distance off of US Hwy. 34 just west of Ottumwa, IA.



**CHECK OUT MORE PHOTOS, DETAILS, AND SOIL MAPS AT  
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# TRACT INFORMATION

## TRACT 1

**Country Home & 26 Acres +/- (subject to survey)**  
**Address: 8584 194th Ave. | Ottumwa, IA 52501**

- This tract is improved with a unique 2-story split level home that includes 4 bedrooms, 2 1/2 baths and a detached garage. The home offers 3,140 sq. ft. of living area, 2 stone fireplaces and much more. Improvements to the dwelling and the small storage buildings on this parcel include recently installed roofs that had a cost of well over \$83,000.
- FSA information should indicate approximately 11.89 acres of tillable cropland, currently in hay production. The balance of the parcel features desirable recreational acreage and a nearly 2 acre pond.
- Soils include Weller, Lindley & Keswick.
- If you are looking for a nicely located property that is situated between Ottumwa & Albia, IA, we urge to take a look at this one!



## TRACT 2

**33 Acres +/- (subject to survey)**

- This tract is improved with a 42ft. x 60ft. Morton storage building, that has a concrete floor and electric service.
- FSA information should indicate approximately 2.55 acres of tillable cropland, currently in hay production. The balance of the tract offers awesome whitetail deer & wild turkey hunting/recreational acreage. The hardwood timber on this parcel is in Forest Reserve and there are several attractive new home buildings sites available.
- Access is on the east by 194th Ave.



## METHOD

The Streeby farm will be sold in 2 individual tracts based on survey that is currently in progress. Tract 1 will be sold first for a LUMP SUM total dollar amount. Tract 2 will be sold next on a price per acre basis based on the surveyed acres. The tracts will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

## TERMS

Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, on or before Friday, July 19, 2024 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. Subject to the Iowa Septic System Law and that this is an estate, Tract 1 is exempt of any septic upgrades. Any future septic system testing and upgrades will be at the buyers expense.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



# MERIT AUCTIONS

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