

*Lee County, Iowa - Virtual Online*

# REAL ESTATE AUCTION

**THURSDAY, OCTOBER 31 @ 1:00 PM <sup>CDT</sup>**

*Open House: Friday, October 18 @ 4-5 PM*

**PHYSICAL ADDRESS:  
3352 OLD QUARRY ROAD  
WEVER, IA 52658**



*Ranch Style Home*  
**on 1.10 ± Acres**



**AUCTION REP:  
KAYCEE MCGREGOR  
(319) 670-8532**

*Jill Fink, John Warner & Cary Warner*

**MERIT AUCTIONS**

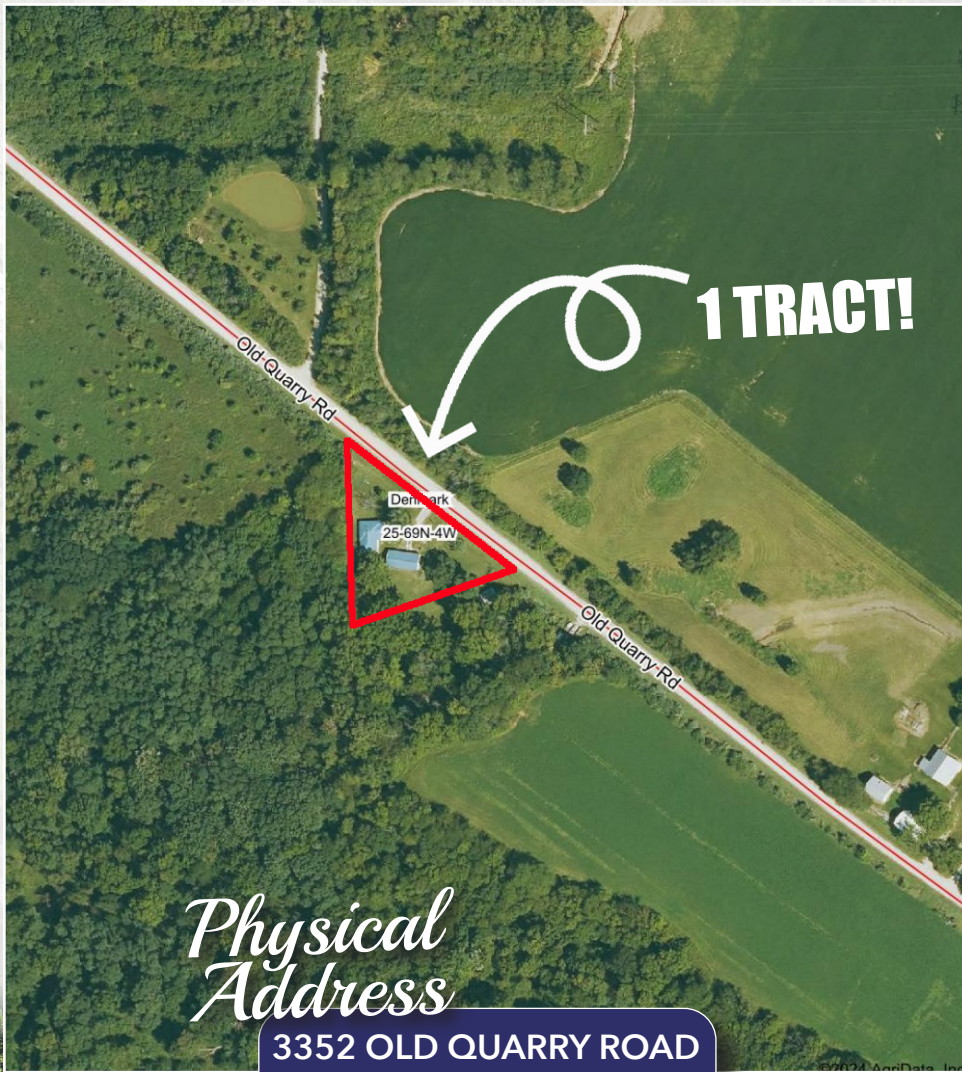
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**REPRESENTING ATTORNEY:  
RYAN GERLING | CRAY LAW PLC  
420 N ROOSEVELT AVE SUITE 110  
BURLINGTON, IA 52601  
(319) 752-4537**

ONLINE BIDDING  
PROVIDED BY: **proxibid**



## Physical Address

3352 OLD QUARRY ROAD  
WEVER, IA 52658

## Location

The property is located in Section 25, T69N•R4W, Denmark Township, Lee County, IA 4.5 miles East of Denmark, IA.

## Tract Information

- This tract offers a 4-bedroom, one bath home and 1,240sq. ft. of living area. The heat source is provided by a GFA furnace that includes central air.
- The home also includes a partially finished walk out basement.
- There is a very nice 24 ft. x 48 ft. (3) stall detached garage with a concrete floor.
- There are appliances in the home including a refrigerator, stove and microwave that will be conveyed with the property.
- Rathbun Rural Water is located on the parcel.
- Access on the north by Old Quarry Rd.

CHECK OUT  
MORE  
INFORMATION  
ONLINE!



## Method

The Fink & Warner Property will be sold in 1 individual tract. Tract 1 will be sold for a LUMP SUM total dollar amount. 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 Monday, December 2nd, 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 the septic system will require testing, all testing and required updates will be at the buyer(s) 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.



*Open House*

**FRIDAY, OCTOBER 18 @ 4:00 - 5:00 PM**



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