

# VIRTUAL ONLINE - LEE COUNTY IOWA LAND AUCTION

WEDNESDAY,  
JANUARY 15, 2024  
@ 10:00 A.M.

16.81± ACRES  
1 TRACT

 *Open House*

FRIDAY,  
JANUARY 3, 2025  
3:30 - 5:00 PM



PHYSICAL ADDRESS:  
2120 HWY. 2  
DONNELSON, IA 52625

## EUGENE H. LAMPE ESTATE

EUGENE LAMPE JR. - EXECUTOR

REPRESENTING ATTORNEY: SARA L. HAAS  
ASPELMEIER, FISCH, POWER, ENGBERG & HELLING, P.L.C.  
321 NORTH THIRD STREET, THIRD FLOOR | P.O. BOX 1046 | BURLINGTON, IA 52601 | (319) 754-6587



AUCTION REP:  
JIM HUFF  
(319) 931-9292

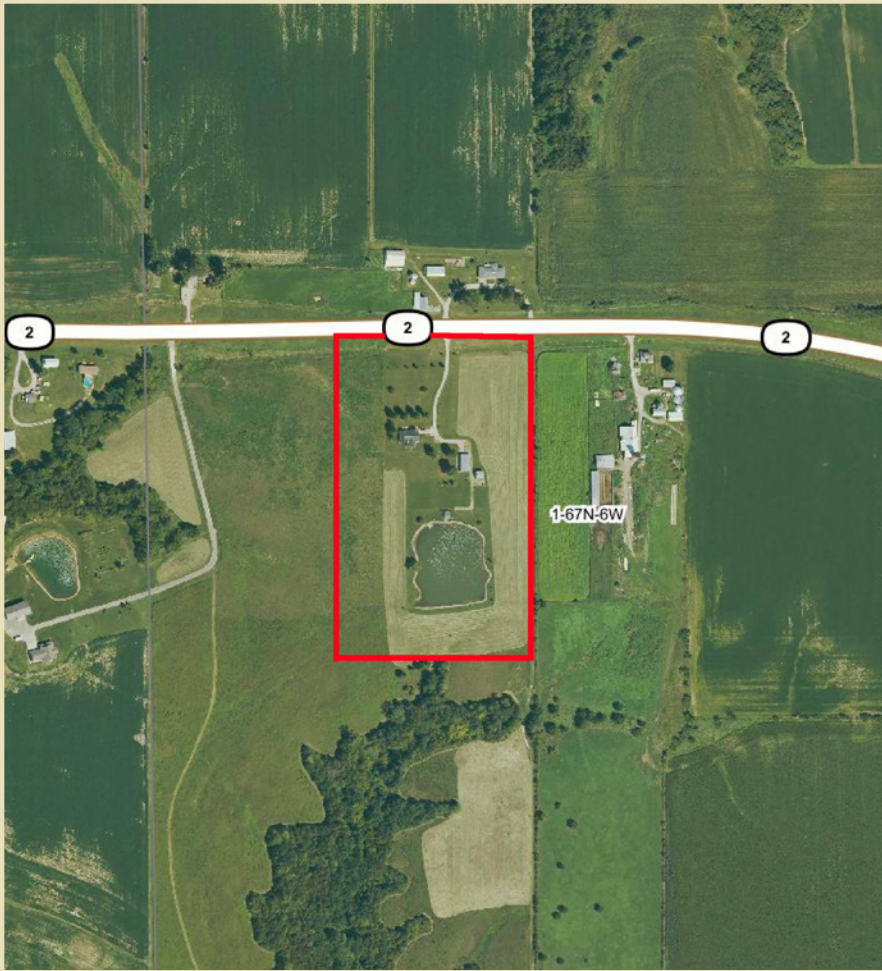
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conducted as a virtual,  
online auction.  
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## LOCATION

The Lampe farm is located in Section 1, T67N-R6W, Charleston Township, Lee County, Iowa approximately 3 miles east of Donnellson, IA on State Hwy. 2. (Donnellson, IA is 20 miles south of Mt. Pleasant, IA).

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## TRACT INFORMATION

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- This attractive property is improved with a well maintained executive style home that features 3 bedrooms, 2 baths offers 2,084 sq. ft. of living area on the main level and was built in 1999.
- There is a full partially finished basement that offers a large family room with kitchen area, 2 non-conforming bedrooms and 1 bath. The balance of the lower level includes a nice amount of storage.
- The heat source is provided by a GFA furnace with central air and there is a stone gas fireplace.
- Outside improvements include a 30ft. x 56ft. Morton building that includes a small heated shop or living area and a 24ft. x 24ft. open front storage building.
- There is a screened in entertainment structure that overlooks a nearly 2 acre pond, all situated on nearly 17 acres that is conveniently located on a hard surfaced road.
- Rathbun Rural Water is located on the property.
- Access is on the north by St. Hwy. 2.



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**BIDDING INFORMATION &  
VIRTUAL AERIAL VIDEO  
AVAILABLE ONLINE!**





## METHOD

The Lampe property will be sold for a lump sum total dollar amount. Bidding is NOT contingent upon financing, an appraisal or inspection.



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## 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, February 14, 2025 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, the property 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.

The pictures and descriptions of this property does  
**NOT** do it justice.  
This is a must see property!



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*Eugene H. Lampe Estate*

**MERIT AUCTIONS**

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