

# HENRY COUNTY, IOWA LAND & ACREAGE AUCTION

WEDNESDAY, AUGUST 16, 2023 AT 10:00 A.M.

VIRTUAL  
ONLINE



**OPEN  
HOUSE**  
SUNDAY, JULY 30TH  
11:00AM-1:00PM

## 52.53 ACRES± (SUBJECT TO SURVEY) • 4 TRACTS

The Batey land is located in Sections 3 and 10, Jackson Township, Henry County, Iowa or 5.5 miles southeast of Mount Pleasant, IA. From Mount Pleasant go south 3 miles on U.S. Hwy. 218 to Kentucky Avenue, then proceed southeast 2.5 miles to the property. **Physical Address: 2841 Kentucky Avenue, Mount Pleasant, Iowa**



**ROBERT BATEY ESTATE  
& IOLA M. BATEY - SELLERS**  
Tim R. Batey - Power of Attorney  
R.L. Fehseke of Fehseke & Gray Law Offices  
1023 Ave G, Fort Madison, Iowa 52627 - Attorney for Seller

**REGISTER & BID NOW AT  
FRAISEAUCTION.COM**



**COREY FRAISE  
319-470-0115**

# TRACT #1 • COUNTRY HOME & 7.67 ACRES±

(SUBJECT TO SURVEY)



- This tract is improved with a 2-story home that has amazing curb appeal and offers 5 bedrooms, 4 baths totaling 2,900 sq. ft of living area. The home also features walk in closets, an abundance of storage throughout, an upstairs balcony, rear deck, and fully finished walkout basement.
- Additional features include white board fenced pasture, asphalt paved circle drive, 30' x 70' heated shop with bathroom and 30' x 70' open pole barn.
- Water is provided by a drilled well.
- This is rare Unicorn type home and acreage with so many unique features and characteristics, it is a must-see property!
- Access is from Kentucky Avenue.



# TRACT #2 • CABIN & 24.97 ACRES±

(SUBJECT TO SURVEY)



- 1-1/2 story heated & cooled cabin. Open concept with kitchen, full bath and upstairs loft. Overlooks stocked pond (Catfish, Crappie, Bluegill & Bass) with dock and diving board.
- 12' x 16' wood utility shed.
- Water is from a shared well off of Tract 1.
- This is an awesome recreational acreage for weekend or overnight stays that has wooded area for hunting, pasture area or a potential building site for a Forever Home!
- Access is from the south off of River Road



## TRACT #3 • 9.47 ACRES± (SUBJECT TO SURVEY)



- Potential building site
- Pasture for livestock
- Access is from Kentucky Avenue

## TRACT #4 • 10.42 ACRES± (SUBJECT TO SURVEY)



- Potential building site
- Pasture for livestock
- Access is from Kentucky Avenue

**Auction Method:** To be conducted as a Virtual Online Auction. Tract 1 will sell first for a lump sum total dollar amount. Tracts 2-4 will be sold next on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all of the Tracts for their high bid. Buyer's Choice auctioning will continue until all 3 of the Tracts have been sold. The Tracts will NOT be offered in their entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal, inspection, or any other contingencies.

**Contract & Title:** Immediately upon 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 or DocuSign. The Seller will provide a current abstract at their expense. Should a Buyer purchase one or more adjoining Tracts, then Seller shall be obligated to furnish only one abstract and deed (husband and wife constitute one Buyer).

**Survey:** Land is in the process of being surveyed. Acres for Tracts 2-4 will be adjusted subject to survey and will constitute the final price.

**Earnest Money:** Ten (10%) percent of the bid price will be required within 24 hours of the auction ending. All funds will be held in Fraise Auction & Real Estate Trust Account.

**Closing & Possession:** Closing will occur on or about October 11, 2023. Possession will be given at the time of closing. Pasture acres sell with full rights at the time of closing.

**Septic Systems:** Tract 1 has a septic system. Tract 2 has a holding tank. It will be the expense of the Buyer(s) for either Tract to inspect and/or update the septic systems as required by Iowa DNR Time of Transfer law.

**Reservations:** Sellers reserves the following items from any of the Tracts: Windmill, 1,000-gallon propane tank, fuel tanks, stairlift, stainless steel 2-hole sink, appliances (except dishwasher & countertop stove), landscaping decorations (except large rocks), livestock & acreage equipment and all other personal property.

**Other:** The Tracts are selling subject to all easements, covenants, leases and restrictions of record. Buyer(s) will be responsible of installing any driveways for ingress/egress. The State of Iowa fence line laws will govern Tracts where applicable. Should the Buyer of Tract 2 be different than the Buyer of Tract 1, then he/she will install their own electric meter and provide their own source of water. The Buyer(s) are buying this real estate in its "As Is, Where Is" condition and there are no expressed or implied warranties pertaining to the real estate. Fraise Auction & Real Estate and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing this transaction. Any announcements made on auction day by Auctioneer will take precedence over all marketing material or oral statements. Bidding increments are at the sole discretion of the auctioneer.

**Disclaimer:** Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. All boundary stakes, lines drawn on maps and photos are approximate. Overall Tract acres, etc. may vary from figures stated within the marketing material. No liability for its accuracy, errors or omissions is assumed by the Seller or Auction Company.

# PERSONAL PROPERTY AUCTION • WEDNESDAY, AUGUST 16, 2023

THESE ITEMS START CLOSING AT 12:00 NOON

## LIVESTOCK & ACREAGE EQUIPMENT

- Assorted pipe gates
- Cattle chute, feed bunks & portable feeders
- Fence posts, barbed wire & elec. fencing
- Loader mount hyd. livestock feeder
- 42' bale conveyor
- Grasshopper 1822 & 720 zero-turn mowers
- DR All-Terrain walk behind mower
- 6' 3pt. brush mower
- Utility trailers
- Wood chip hopper auger
- 8' quick attach. snowblade
- 3pt. posthole digger
- Fuel barrels & 1,000-gallon LP tank
- 10' x 34' floating pontoon dock & buoys
- 16' flatbottom boat
- 1998 Suzuki Sport Sidekick 4X4 SUV
- Lumber



## TOOLS & SHOP EQUIPMENT

- MAC Tools MB1100 tool chest
- MAC, Snap On & others mechanics tools
- Usual hammers, pliers, screwdrivers, welding Vise grips, etc.
- Ellis Vertical bandsaw, drill press & stand and sanders
- Lincoln Wire Matic 2500 mig & 220 stick welders
- Pipe rack & iron workbenches
- Acetylene torch & 60 gal. air compressor
- GBC 3000 hot water pressure washer
- Portable cement mixers, hammermill and pellet machine
- Power tools, chop saw, chains, chain binders, hardware & bins
- Engine hoist & jack stands
- Delta wood lathe w/Delta duplicator
- Scrap iron & I-beams



## PRIMITIVES • ANTIQUES • COLLECTIBLES • GLASSWARE

- Aermotor windmill & tower – great condition
- #24 cast iron church bell
- Cast iron cauldron & well pumps
- Vintage tools
- Cast ironware, Arcade coffee grinder & wall phones
- Stoneware jugs & crocks
- Wood carved toys
- Railroad lanterns
- Jim Beam whiskey decanter collection
- Double barrel & Over/Under shotguns & others
- Huge assortment of glassware, china, porcelain figurines, etc.
- Very nice selection of antique furniture (majority is walnut) and includes ornate dressers, washstands, hall trees, bed frames, parlor chairs & tables, settees, rockers, accent tables, china cabinets, Grandfather clock, pump organ & stool, etc.



## APPLIANCES • MODERN FURNITURE • HOUSEHOLD

- Kenmore Elite side by side refrigerator
- Whirlpool washing machine & elec. dryer
- Furniture to include love seats, sofas, upholstered chairs & recliners, elec. lift chairs, twin size lift bed, full & queen size beds, dressers, file cabinets, flatscreen TV, office chairs & desk, infrared heaters, etc.
- Mobility walkers
- Picnic tables
- Stainless steel 2-hole sink
- Usual pots, pans, baking dishes, etc.
- Plus much more!

### Pickup/Removal of Personal Property:

Thursday, August 17th from 11am-6pm (Bring your own help & boxes for removal). Buyer's Premium of 15% will be added to all personal property purchases! Everything sells "As is, Where Is". All items must be removed during the designated pickup time – NO EXCEPTIONS or will otherwise be subject to forfeiture without refund! Loader tractor available day of pickup.

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