

 **Real Estate Auction Terms & Conditions**

**Terms & Conditions**

**Seller(s): Betty Marcucci Trust**

**Sale Date: Tuesday, December 17th, 2024**

**Auction Location: Jackson County Extension Building**

**1102 E. Quarry St., Maquoketa IA 52060**

**Auction Time: 10:00 AM**

**Sale Method**: All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are finalProperties shall be sold in whole sections as advertised.

**Section 1 – 156.2 Acres – Combination of 7 parcels in Southfork Township located 3 miles West of Maquoketa**

**on Highway 64.** 142 Acres Tillable MOL & 14 Acres of Pasture MOl.

**Section 2 – 91.97 Acres - Combination of 3 parcels in Monmouth Township just North of Monmouth, Iowa.**

86 acres of tillable ground MOLAlso includes an 1880’s home & outbuildings. Residential address 1891 67th St, Monmouth IA

**Earnest Payment**: A 10% **Non-refundable** earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash, check or credit card. All funds will be held by the sellers attorney.

**Property Taxes**: Sellers to pay all real estate taxes current and pro-rated to closing date.

**2025 Rents –** All tenants rights for 2025 have been terminated will terminate February 28th, 2025. No rents shall be prorated.

**Conditions:** Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the properties. The properties are being sold “AS ISWHERE IS” basis with no warranties or guarantees, either expressed or implied by the Seller, Sellers attorney or other representative, or Schueller Auction Co.

**Contract and Title**: Immediately upon the conclusion of the auction, the higher bidder(s) will enter into a purchase agreement. Sale is not contingent upon Buyer financing, appraisal or inspections. Final sale is subject to the approval of the Seller/Seller Representative(s). The Seller will provide an updated abstract with clear title to buyer.

**Closing and Possession**: Closing shall be within 45 days from sale date or sooner. The balance of the purchase price will be payable at closing by certified check, bank certified check, or by wire transfer.

**Announcements**: Property information provided herein was obtained from sources deemed reliable. Schueller Auction Co., the Seller or their representatives makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions.

**Any announcements made on auction day will take precedence over any previous material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. Sellers have the right to reject any and all bids. No absentee, telephone, or online bids will be accepted at the auction without prior approval of Schueller Auction Co. or the Sellers. All decisions of the Auctioneer are final.**

**Sellers Attorney: Wessels & Wierman, P.C**

 **Pete Wessels**

 **423 17th Street #102**

 **Rock Island, IL 61201**

**Schueller Auction Co.**

**Ben Schueller - Auctioneer** (563) 357-9901

**Abby Schueller** – (563) 357-9901 “Licensed Agent in Iowa”