



HENRY COUNTY, IOWA LAND AUCTION ACC 400 LLC

VIRTUAL
ONLINE

THURSDAY, JUNE 12, 2025 - 10:00 AM^{CT}
3.352 DEEDED ACRES± • SELLING IN 1 TRACT

LOCATION & GENERAL INFORMATION

Physical Address: 1444 Kentucky Avenue, Winfield, Iowa 52659

The property is approximately 1.5 miles southeast of Swedesburg, IA or 11 miles north of Mt. Pleasant, IA. From Swedesburg, IA go east 1 mile on 140th St., turn right or south and proceed a ½ mile to the property. (Be watching for presale directional signs). The property is further described as being located in Section 26, Wayne Township, Henry County, Iowa.

TRACT INFORMATION

- Property offers a turn of the century 2 story, 4 bedroom, 2 bath home offering plenty of character and a ton of potential
 - Improved with a 2-car attached garage and useable pole building located on the property.
- Rathbun Rural Water is available on the parcel.
- Conveniently located just off US Hwy 218 North of Mt. Pleasant, IA.
- Access is on the west by Kentucky Ave.



SCAN FOR MORE
INFORMATION



**SULLIVAN
AUCTIONEERS**

AUCTION MANAGERS:

NATE LARSON (319) 931-3944 | TIM MEYER (319) 750-1233 | JIM HUFF (319) 931-9292

Representing Attorney: Beau D. Buchholz | Engelbrecht and Buchholz | 123 1st Street SE, Waverly, IA 50677 | (319) 352-1148

DETAILS, MAPS, PHOTOS & BIDDING: WWW.SULLIVANAUTIONEERS.COM

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METHOD & TERMS

The property will be sold as a lump sum or total dollar amount.

Immediately following the auction, the successful buyer(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in trust until closing. Closing will be within ten (10) days of the Court's approval of this agreement. Transaction will be considered closed upon delivery of a Referee's deed and upon balance of the purchase price paid. Buyers understand and agree the sellers shall NOT obtain an abstract of title to this Real Estate.

Real estate taxes will be prorated to the date of closing. There will be no final clean out of the property and premises prior to sale date.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

Subject to the Iowa Septic System Law this property is exempt from any time of transfer inspection.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate.

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