

FARMETTE WITH POND FOR SALE

BONNABELL A. CREGER ESTATE - 2739 80th Ave. Baldwin, IA 52207

Lot Area	38.70 Acres, more or less
Year Built	Basement build in 1977 – Main level built in 1998
Total Gross Living Area	2,460 SF, more or less
Number of Bedrooms	2,460 SF, more or less
Main level Area	2,220 SF, more or less
Basement Finished Area	1,300 SF, more or less – Living Qtrs.
Plumbing	1 Shower Stall Bath -3 Fixt; 1 Toilet Room (1/2 Bath); 1 Sink; 1 Cust Bath- 4 Fixt
Central Air	Yes
Heat	FHA - Gas

LEGAL DESCRIPTION:

The Southeast Quarter of the Northeast Quarter of Section 26, Township 84 North, Range 1 East of the 5th P.M., Jackson County, Iowa,

SUBJECT to all Easements of Record, Rights of the Public in all Highways and also SUBJECT to and together with any and all Highway Access provisions and Agreements.

Exact legal description to be provided at the time of closing.

TERMS OF SALE: This property is being offered for sale by sealed bid. Bids must be in writing and include the name, address, and telephone number of the bidder. Bids should be mailed or delivered to Wright & Coakley, PLC, 116 South 2nd Street, Maquoketa, Iowa 52060, and must be received no later than 4:00 p.m. on **August 10, 2026**. Based upon the bids received, the top 3 bidding parties will be contacted by telephone to submit a 2nd round of written bids to the law office of Wright & Coakley, PLC no later than 1:00 p.m. on **August 12, 2026**. **The Seller reserves the right to reject all bids.**

CONTRACT FOR PURCHASE and DOWN PAYMENT: The successful bidder agrees to sign a contract to purchase the real estate by no later than 4:00 p.m. on **August 14, 2026**. The contract for purchase requires earnest money in the amount of \$5,000.00 to be paid by certified check, made payable to Wright & Coakley, PLC Trust Account, with the balance of the purchase price to be paid in cash at the closing; closing to be held at a mutually agreeable date, time and place on or about **September 25, 2026**. Buyer must provide a Letter of Preapproval from their financial institution. The contract for purchase will not contain any Buyer contingencies including, but not limited to, financing, and shall contain other usual terms and conditions for the sale of Jackson County real estate including, but not limited to, the proration of real estate taxes to the date of possession, and delivery of an Abstract of Title showing merchantable title to the real estate in the present owners. **The real property is being sold in its present condition “AS IS” and Sellers disclaim all warranties, expressed or implied as to the real property.**

FIXTURES: There is a private sewage disposal system wells and electric hook-up on the property.

LEASE: Farm ground is leased for 2026 crop year. There shall be a prorate of lease at the time of closing.

DISCLAIMER: All the above information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed by Seller. The bidders are responsible for conducting their own independent investigation with all due diligence concerning this property and the sale. **SELLER DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE SUBJECT REAL PROPERTY. PROPERTY IS BEING SOLD IN AS IS CONDITION.**

SHOWINGS: The Executor will have the property available for showings, upon request, submitted to the Attorney listed herein.

QUESTIONS: Call Attorney Bill B. Coakley (563) 652-6831. Bidding packets will be available at Wright & Coakley, PLC, 116 South 2nd Street, Maquoketa, Iowa 52060.