

# Gunder Estates Blvd Lots Real Estate

*Online Only Auction January 2nd 6:00PM*

Gunder Estates Blvd  
Clermont, IA 52135



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Properties**



[hameleauctions.com](http://hameleauctions.com)  
563.419.7400





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AUCTION  
SERVICES**

Real Estate Auction ending January 2nd at 6pm. Minimum bid of \$19,000 is the starting auction bid. Property offered: online only auction bidding with a soft close. 10% Buyers fee or \$2500 whichever is greater will be added to final bid to determine the total contract price. \$2,500 nonrefundable down payment per auction lot. Property is sold as is with no warranties.

Call or email Zack Harless 563-419-7400 or  
[zack@midwestlifestyleproperties.com](mailto:zack@midwestlifestyleproperties.com)

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Opportunity is knocking in the scenic town of Clermont, Iowa! This exciting auction offers 5 prime residential lots located along Gunder Estates Blvd. Whether you're a builder, investor, or looking for the perfect place to build your dream home, these well-sized lots provide the perfect setting with easy access to local amenities and the stunning countryside of Northeast Iowa.

**Auction Highlights:**

- **Prime Location:** Situated in a desirable neighborhood on Gunder Estates Blvd, these lots offer a tranquil, rural atmosphere while being just minutes from the town of Clermont and local amenities.
- **Varied Lot Sizes:** Five individual lots with varying sizes to fit your needs. All lots offer ample space for residential development or a custom home.
  - **Lot 1** – 0.28 Acres
  - **Lot 2** – 0.42 Acres
  - **Lot 3** – 0.43 Acres
  - **Lot 4** – 0.39 Acres
  - **Lot 5** – 0.43 Acres
- **Zoning:** Residential – Ideal for single-family homes, multi-family development, or investment properties (check local zoning regulations for specific uses).
- **Utilities:** All necessary utilities (water, sewer, electricity, gas) available at the street. Buyers are responsible for confirming connections with local utility providers.
- **Road Access:** Paved road frontage along Gunder Estates Blvd, providing easy access to Hwy 18 and surrounding areas.





## ONLINE AUCTION

STARTS ENDING JANUARY 2ND, 2025 AT 6PM

TYPE

MULTI-PARCEL

ZONING

RESIDENTIAL

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Gunder Estates Blvd, Clermont, IA 52135

- Lot 1 - .28 Acres
- Lot 2 - .42 Acres
- Lot 3 - .43 Acres
- Lot 4 - .39 Acres
- Lot 5 - .43 Acres

5 prime residential lots situated in a desirable neighborhood. All necessary utilities (water, sewer, electricity, gas) available at the street. Paved road frontage along Gunder Estates Blvd.



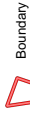
- > 563-419-7400
- > ZACK@MWLSP.COM
- > IOWA REALTOR

Terms: Real Estate Auction ending January 2nd at 6pm. Minimum bid of \$19,000 is the starting auction bid. Property offered: online only auction bidding with a soft close. 10% Buyers fee or \$2500 whichever is greater will be added to final bid to determine the total contract price. \$2,500 nonrefundable down payment per auction lot. Property is sold as is with no warranties.

- > 608-697-3349
- > TRAVIS@HAMELEAUCTIONS.COM
- > AUCTIONEER







## **Buyer's Registration Form for Co-Broking Agents**

Online Only Auction Gunder Estate Blvd. Lots in Clermont Iowa  
January 2<sup>nd</sup> 2025 6pm central.

Terms: A \$2,500 non-refundable down payment w/signed offer to purchase w/no contingencies from registered high bidder per auction lot. Minimum Bid of \$19,000 per lot, property will sell at or above the minimum bid plus a 10% of high bid price or \$2500 whichever is greater Buyers fee added to high bid price to determine total contract price . As Is No Warranties. Closing to be on or before Feb 3<sup>rd</sup> 2025. For more info please email Zack Harless [zack@midwestlifestyleproperties.com](mailto:zack@midwestlifestyleproperties.com), Midwest Lifestyle Auctions a division of Hamele Auction Service LLC. Agent will receive a 2% Co-Broke commission of high bid for a successful closing for pre- registered bidders. One registered buyer per agent.

Name of Prospective buyer(s)\_\_\_\_\_

Agent's Name\_\_\_\_\_

Broker's Name\_\_\_\_\_

Type of Agency:    Seller            Buyer

Date(s) Buyer(s) viewed property\_\_\_\_\_

Buyer\_\_\_\_\_

Date\_\_\_\_\_

Buyer\_\_\_\_\_

Date\_\_\_\_\_

Agent\_\_\_\_\_

Date\_\_\_\_\_

Form must be completed and emailed to [zack@midwestlifestyleproperties.com](mailto:zack@midwestlifestyleproperties.com) by noon on Jan. 1<sup>st</sup> 2025 by noon to receive your co-broke commission.

# Fayette County, IA

## Summary

Parcel ID	0435324006
Alternate ID	
Property Address	
Sec/Twp/Rng	35-95-7
Brief Legal Description	LOT 6, GUNDER ROAD ESTATES 1ST ADD. (Note: Not to be used on legal documents)
Document(s)	DED: 2021-4220 (2021-11-29) PLT: 2006-3346 (2006-09-29) PLT: 04-R
Gross Acres	0.28
Exempt Acres	N/A
Net Acres	0.28
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	CLERMONT INC UR2 TIF
School District	NFV

## Owners

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder)		
<a href="#">Guyer, Stephen R. &amp; Guyer, Joyce E.</a>		
<a href="#">12954 270th St.</a>		
West Union, IA 52175		

## Land

Lot Dimensions	Regular Lot: x			
Front Footage	Front	Rear	Side 1	Side 2
Main Lot	100.00	70.13	161.45	134.21
Sub Lot 2	0.00	0.00	0.00	0.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.29 Acres;12,575 SF

## Valuation

	2024	2023	2022	2021	2020
Classification	Residential	Residential	Residential	Residential	Residential
+ Res Land	\$8,090	\$8,090	\$6,740	\$6,740	\$6,740
= Total Assessed Value	\$8,090	\$8,090	\$6,740	\$6,740	\$6,740

## Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Classification	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$3,749	\$3,683	\$3,648	\$3,802
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$3,749	\$3,683	\$3,648	\$3,802
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$3,749	\$3,683	\$3,648	\$3,802
x Levy Rate (per \$1000 of value)	34.45540	33.06620	33.27473	32.66312
= Gross Taxes Due	\$129.17	\$121.78	\$121.39	\$124.19
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$130.00	\$122.00	\$0.00	\$0.00



Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$65	Yes	2024-10-23	9221
	September 2024	\$65	Yes	2024-10-23	
2022	March 2024	\$61	Yes	2024-06-17	9133
	September 2023	\$61	Yes	2023-10-02	
2021	March 2023	\$0	N/A		9068
	September 2022	\$0	N/A		
2020	March 2022	\$0	N/A		9012
	September 2021	\$0	N/A		
2019	March 2021	\$0	N/A		8920
	September 2020	\$0	N/A		
2018	March 2020	\$0	N/A		8873
	September 2019	\$0	N/A		
2017	March 2019	\$0	N/A		8835
	September 2018	\$0	N/A		
2016	March 2018	\$0	N/A		8779
	September 2017	\$0	N/A		

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

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# Fayette County, IA

## Summary

Parcel ID	0435324005
Alternate ID	
Property Address	
Sec/Twp/Rng	35-95-7
Brief Legal Description	LOT 5, GUNDER ROAD ESTATES 1ST ADD. (Note: Not to be used on legal documents)
Document(s)	DED: 2021-4220 (2021-11-29) PLT: 2006-3346 (2006-09-29) PLT: 04-R
Gross Acres	0.42
Exempt Acres	N/A
Net Acres	0.42
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	CLERMONT INC UR2 TIF
School District	NFV

## Owners

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<a href="#">Guyer, Stephen R. &amp; Guyer, Joyce E.</a> <a href="#">12954 270th St.</a> West Union, IA 52175		

## Land

Lot Dimensions	Regular Lot: x			
Front Footage	Front	Rear	Side 1	Side 2
Main Lot	96.37	79.66	162.10	170.00
Sub Lot 2	50.00	0.00	170.00	161.45
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.43 Acres;18,758 SF

## Valuation

	2024	2023	2022	2021	2020
Classification	Residential	Residential	Residential	Residential	Residential
+ Res Land	\$11,480	\$11,480	\$9,560	\$9,560	\$9,560
= Total Assessed Value	\$11,480	\$11,480	\$9,560	\$9,560	\$9,560

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Classification	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$5,320	\$5,225	\$5,175	\$5,393
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$5,320	\$5,225	\$5,175	\$5,393
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$5,320	\$5,225	\$5,175	\$5,393
x Levy Rate (per \$1000 of value)	34.45540	33.06620	33.27473	32.66312
= Gross Taxes Due	\$183.30	\$172.77	\$172.20	\$176.15
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$184.00	\$172.00	\$0.00	\$0.00



Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$92	Yes	2024-10-23	9220
	September 2024	\$92	Yes	2024-10-23	
2022	March 2024	\$86	Yes	2024-06-17	9132
	September 2023	\$86	Yes	2023-10-02	
2021	March 2023	\$0	N/A		9067
	September 2022	\$0	N/A		
2020	March 2022	\$0	N/A		9011
	September 2021	\$0	N/A		
2019	March 2021	\$0	N/A		8919
	September 2020	\$0	N/A		
2018	March 2020	\$0	N/A		8872
	September 2019	\$0	N/A		
2017	March 2019	\$0	N/A		8834
	September 2018	\$0	N/A		
2016	March 2018	\$0	N/A		8778
	September 2017	\$0	N/A		

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

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# Fayette County, IA

## Summary

Parcel ID	0435324004
Alternate ID	
Property Address	
Sec/Twp/Rng	35-95-7
Brief Legal Description	LOT 4, GUNDER ROAD ESTATES 1ST ADD. (Note: Not to be used on legal documents)
Document(s)	DED: 2021-4220 (2021-11-29) PLT: 2006-3346 (2006-09-29) PLT: 04-R
Gross Acres	0.43
Exempt Acres	N/A
Net Acres	0.43
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	CLERMONT INC UR2 TIF
School District	NFV

## Owners

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder)		
<a href="#">Guyer, Stephen R. &amp; Guyer, Joyce E.</a>		
<a href="#">12954 270th St.</a>		
West Union, IA 52175		

## Land

Lot Dimensions	Regular Lot: x			
Front Footage	Front	Rear	Side 1	Side 2
Main Lot	110.00	124.65	162.60	162.10
Sub Lot 2	0.00	0.00	0.00	0.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.44 Acres;19,048 SF

## Valuation

	2024	2023	2022	2021	2020
Classification	Residential	Residential	Residential	Residential	Residential
+ Res Land	\$10,520	\$10,520	\$8,770	\$8,770	\$8,770
= Total Assessed Value	\$10,520	\$10,520	\$8,770	\$8,770	\$8,770

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Classification	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$4,875	\$4,793	\$4,747	\$4,947
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$4,875	\$4,793	\$4,747	\$4,947
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$4,875	\$4,793	\$4,747	\$4,947
x Levy Rate (per \$1000 of value)	34.45540	33.06620	33.27473	32.66312
= Gross Taxes Due	\$167.97	\$158.49	\$157.96	\$161.58
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$168.00	\$158.00	\$0.00	\$0.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$84	Yes	2024-10-23	9219
	September 2024	\$84	Yes	2024-10-23	
2022	March 2024	\$79	Yes	2024-06-17	9131
	September 2023	\$79	Yes	2023-10-02	
2021	March 2023	\$0	N/A		9066
	September 2022	\$0	N/A		
2020	March 2022	\$0	N/A		9010
	September 2021	\$0	N/A		
2019	March 2021	\$0	N/A		8918
	September 2020	\$0	N/A		
2018	March 2020	\$0	N/A		8871
	September 2019	\$0	N/A		
2017	March 2019	\$0	N/A		8833
	September 2018	\$0	N/A		
2016	March 2018	\$0	N/A		8777
	September 2017	\$0	N/A		

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

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# Fayette County, IA

## Summary

Parcel ID	0435324003
Alternate ID	
Property Address	
Sec/Twp/Rng	35-95-7
Brief Legal Description	LOT 3, GUNDER ROAD ESTATES 1ST ADD. (Note: Not to be used on legal documents)
Document(s)	DED: 2021-4220 (2021-11-29) REC: 2006-3346 (2006-09-29) PLT: 04-R
Gross Acres	0.39
Exempt Acres	N/A
Net Acres	0.39
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	CLERMONT INC UR2 TIF
School District	NFV

## Owners

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder)		
<a href="#">Guyer, Stephen R. &amp; Guyer, Joyce E.</a>		
<a href="#">12954 270th St.</a>		
West Union, IA 52175		

## Land

Lot Dimensions	Regular Lot: x			
Front Footage	Front	Rear	Side 1	Side 2
Main Lot	101.39	101.39	180.73	162.60
Sub Lot 2	0.00	0.00	0.00	0.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.40 Acres;17,405 SF

## Valuation

	2024	2023	2022	2021	2020
Classification	Residential	Residential	Residential	Residential	Residential
+ Res Land	\$9,460	\$9,460	\$7,880	\$7,880	\$7,880
= Total Assessed Value	\$9,460	\$9,460	\$7,880	\$7,880	\$7,880

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Classification	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$4,384	\$4,306	\$4,265	\$4,445
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$4,384	\$4,306	\$4,265	\$4,445
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$4,384	\$4,306	\$4,265	\$4,445
x Levy Rate (per \$1000 of value)	34.45540	33.06620	33.27473	32.66312
= Gross Taxes Due	\$151.05	\$142.38	\$141.92	\$145.19
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$152.00	\$142.00	\$0.00	\$0.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$76	Yes	2024-10-23	9218
	September 2024	\$76	Yes	2024-10-23	
2022	March 2024	\$71	Yes	2024-06-17	9130
	September 2023	\$71	Yes	2023-10-02	
2021	March 2023	\$0	N/A		9065
	September 2022	\$0	N/A		
2020	March 2022	\$0	N/A		9009
	September 2021	\$0	N/A		
2019	March 2021	\$0	N/A		8917
	September 2020	\$0	N/A		
2018	March 2020	\$0	N/A		8870
	September 2019	\$0	N/A		
2017	March 2019	\$0	N/A		8832
	September 2018	\$0	N/A		
2016	March 2018	\$0	N/A		8776
	September 2017	\$0	N/A		

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

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# Fayette County, IA

## Summary

Parcel ID	0435324002
Alternate ID	
Property Address	
Sec/Twp/Rng	35-95-7
Brief Legal Description	LOT 2, GUNDER ROAD ESTATES 1ST ADD. (Note: Not to be used on legal documents)
Document(s)	DED: 2021-4220 (2021-11-29) REC: 2006-3346 (2006-09-29) PLT: 04-R
Gross Acres	0.43
Exempt Acres	N/A
Net Acres	0.43
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	CLERMONT INC UR2 TIF
School District	NFV

## Owners

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder)		
<a href="#">Guyer, Stephen R. &amp; Guyer, Joyce E.</a>		
<a href="#">12954 270th St.</a>		
West Union, IA 52175		

## Land

Lot Dimensions	Regular Lot: x			
Front Footage	Front	Rear	Side 1	Side 2
Main Lot	100.11	100.17	191.09	180.73
Sub Lot 2	0.00	0.00	0.00	0.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.43 Acres;18,617 SF

## Valuation

	2024	2023	2022	2021	2020
Classification	Residential	Residential	Residential	Residential	Residential
+ Res Land	\$9,520	\$9,520	\$7,930	\$7,930	\$7,930
= Total Assessed Value	\$9,520	\$9,520	\$7,930	\$7,930	\$7,930

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Classification	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$4,412	\$4,334	\$4,293	\$4,473
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$4,412	\$4,334	\$4,293	\$4,473
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$4,412	\$4,334	\$4,293	\$4,473
x Levy Rate (per \$1000 of value)	34.45540	33.06620	33.27473	32.66312
= Gross Taxes Due	\$152.02	\$143.31	\$142.85	\$146.10
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$152.00	\$144.00	\$0.00	\$0.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$76	Yes	2024-10-23	9217
	September 2024	\$76	Yes	2024-10-23	
2022	March 2024	\$72	Yes	2024-06-17	9129
	September 2023	\$72	Yes	2023-10-02	
2021	March 2023	\$0	N/A		9064
	September 2022	\$0	N/A		
2020	March 2022	\$0	N/A		9008
	September 2021	\$0	N/A		
2019	March 2021	\$0	N/A		8916
	September 2020	\$0	N/A		
2018	March 2020	\$0	N/A		8869
	September 2019	\$0	N/A		
2017	March 2019	\$0	N/A		8831
	September 2018	\$0	N/A		
2016	March 2018	\$0	N/A		8775
	September 2017	\$0	N/A		

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

Fayette County, the Fayette County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. Unique disclaimers on individual layers can be seen by clicking on the name of the layer in the map section.  
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**Addenda to Terms & Conditions Relating to Online Only**  
**Auction Gunder Estate Blvd. Lots in Clermont Iowa January 2<sup>nd</sup>**  
**2025 6pm central.**

**To Register:** Bidders will register, and purchase property(s) as follows:

**Bidders:** Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

**Terms of Purchase:** Minimum Bid of \$19,000 per lot, property will sell at or above the minimum bid plus a 10% of high bid price or \$2500 whichever is greater Buyers fee added to high bid price to determine total contract price. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$2,500 nonrefundable down payment along per auction lot with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before Feb. 3<sup>rd</sup> 2025. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$2,500 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Attorney/Title Company of Sellers choice.

**Inspections/Condition:** Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

**Property will be offered as follows:** Property will be offered in the following in a online only auction bidding process with a soft close with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended

bidding time. Minimum Bid of \$19,000 per lot, property will sell at or above the minimum bid plus a 10% of high bid price or \$2500 whichever is greater Buyers fee added to high bid price to determine total contract price. \$2,500 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Feb. 3<sup>rd</sup> 2025.

Seller will entertain offers prior to auction on one or more lots under all auction terms no later than December 31<sup>st</sup> 2024.

**Auction Lots:**

- Lot 1 – 0.28 acres
- Lot 2 – 0.42 acres
- Lot 3 – 0.43 acres
- Lot 4 – 0.39 acres
- Lot 5 – 0.43 acres

**Broker Participation:** Auction Company to pay 2% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than Jan. 1<sup>st</sup> 2025 12:00pm. email [zack@midwestlifestyleproperties.com](mailto:zack@midwestlifestyleproperties.com) Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions. One registered buyer per agent.

**All announcements:** made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated Jan. 2<sup>nd</sup> 2025.

This addenda is dated: \_\_\_\_\_

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_



**Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions  
United Country Midwest Lifestyle Properties  
P.O. Box 257, Portage, WI 53901  
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS  
With Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at Lots 1-5 Gunder Estates Blvd Clermont Iowa Fayette County. These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

**Hamele Auction Service LLC** ("Auctioneer") has been appointed by Mamba Mentality LLC ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

**CONTRACTS:**

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

**DEPOSITS:**

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$2,500 per lot. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

**BUYER'S PREMIUM:**

A buyer's premium of ten percent (10%) or \$2500 whichever is greater shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

**REAL ESTATE CLOSING:**

Buyers must close all sale of real property on or before Feb 3<sup>rd</sup> 2025.

**Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

**CONDITION OF SALE:**

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

**AGENCY AND CONDUCT OF AUCTION:**

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

**RIGHTS:**

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Midwest Lifestyle Properties and/or Hamele Auction Service LLC may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Midwest Lifestyle Properties and/or Hamele Auction Service LLC or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

**JURISDICTION:**

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Iowa. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State



of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Winneshiek County, Iowa.

**ADDITION TO OR WITHDRAWAL FROM SALE:**

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

**INSPECTIONS:**

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

**REPRESENTATIONS:**

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

**REAL ESTATE BUYER'S AGENTS:**

Real estate agents who register as buyer's agents will qualify for a 2% commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0% of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

**TITLE INSURANCE:**

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

**FINANCING:**

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

**ENVIRONMENTAL DISCLAIMER:**

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

**ADDENDA:**

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: \_\_\_\_\_

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**AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION**

**ADVERTISEMENTS**

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING  
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTY OTHER THAN CLEAR  
TITLE DEED**

**ACCEPTANCE OF TERMS AND CONDITIONS:**

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

notes

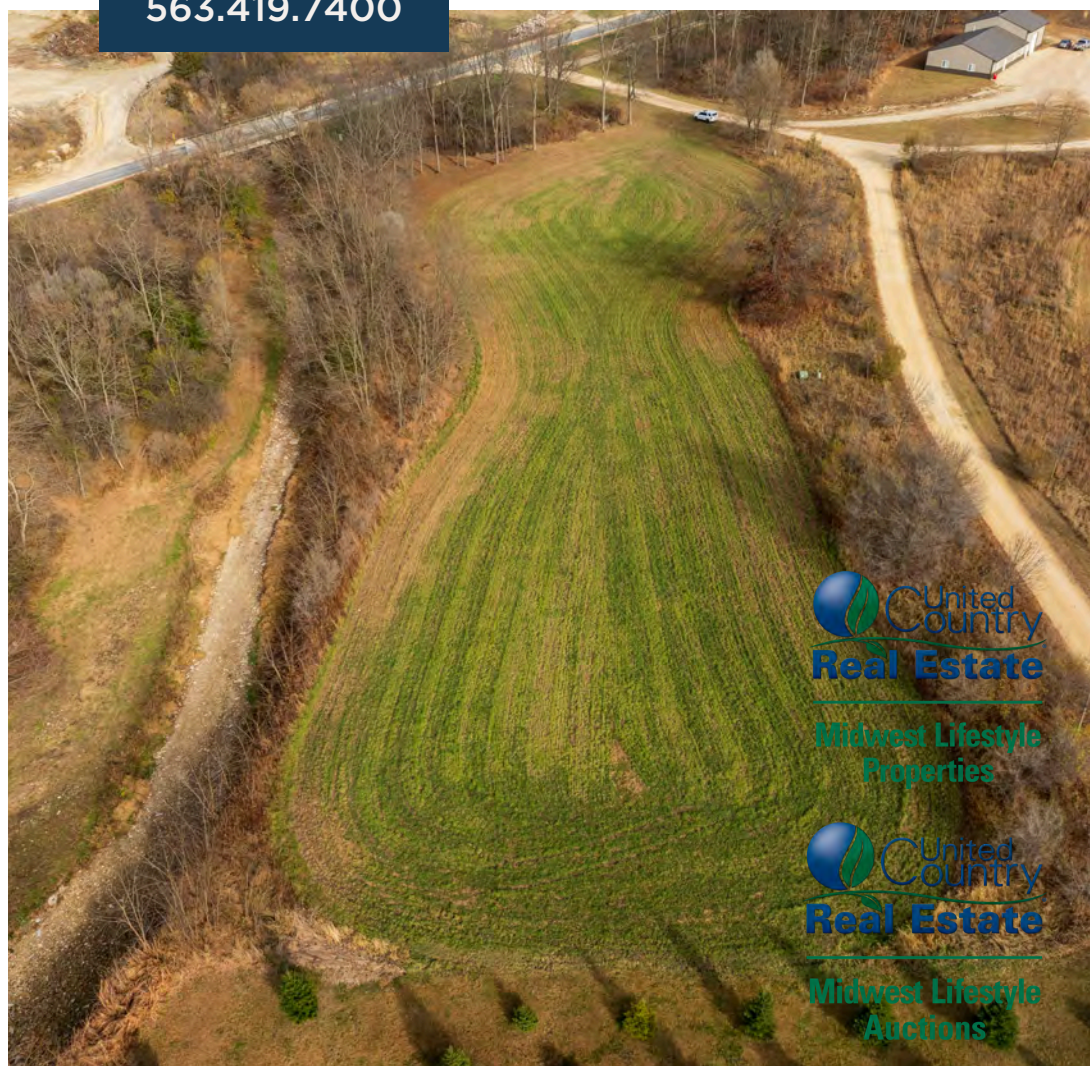
DATE

/ /





Zack Harless  
563.419.7400



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