

NO RESERVE

Online Only Auction

NORTH LIBERTY, IOWA

2365 JAMES AVENUE NW | 6.065 ACRES M/L

OPEN HOUSES:

**WEDNESDAY, MAY 14
5:00 - 7:00 PM**

**SATURDAY, MAY 17
11:00 AM - 1:00 PM**

TRAVIS SMOCK | 319.361.8089

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Listing #18299
 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

“ONCE-IN-A-LIFETIME Opportunity”

Don't miss this once-in-a-lifetime opportunity to own a picturesque 6.065 m/l acre acreage site featuring a spacious, character-filled 2-story farmhouse, multiple outbuildings, and room to grow—all just minutes from North Liberty, Iowa.

The property is being offered through a No-Reserve Online Auction. The online bidding is LIVE and will end at 4:00 PM CDT on Wednesday, May 21 st.

Built in 1898, the 2,675 square foot home offers 4 bedrooms and 2 bathrooms with many updates and upgrades throughout. A few of the upgrades include a modern kitchen, a main floor mudroom and laundry, large modern bathrooms, walk-in closets, a living room addition featuring a cozy freestanding fireplace, and a geo-thermal climate control system. The home sits on a concrete/block foundation with a 1,175 square foot basement (partially finished). The kitchen comes equipped with a range unit, double oven, refrigerator, dishwasher, and a massive walk-in pantry. Walking into the main floor from the attached garage, you will find the large mudroom and laundry area with jack-and-jill access to the master bath as well as access to the kitchen area. In addition to the master on the main level, there is a dining area, an office, and a large living room. Upstairs, you will find three bedrooms with ample closet space as well as a large bathroom. The immaculate older basement features a newer stairwell access with a partially finished 338 square foot area. Outside, the property features multiple outbuildings including “The Lodge”, an upfitted climate-controlled shed with a kitchenette/bar area, a hot tub, a bathroom, and an upstairs loft, and a large climate-controlled shop with a separate work area and a bathroom. The land offers open space, a massive garden area, mature trees, and endless possibilities for country living, hobby farming, or future investment. It is situated on some of the best soil in Iowa, with a CSR2 value of over 94, offering an excellent opportunity for gardening and future pasture/hay production for any 4-H family or hobby farmer. There are approximately 1.91 acres currently in grass/hay production.

This is an absolute, no-reserve auction—meaning the property will sell to the highest bidder, regardless of price. Enjoy the peace and privacy of rural Iowa with the convenience of town and I-380 less than two miles away.

THE PROPERTY OFFERS MULTIPLE OUTBUILDINGS IN ADDITION TO THE BEAUTIFUL TWO-STORY FARMHOUSE.



TILLABLE SOILS | 1.91 ACRES M/L

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
377B	Dinsdale silty clay loam	1.56	81.58%	<div></div>	94
184	Klinger silty clay loam	0.35	18.42%	<div></div>	95
Weighted Average:					94.2



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AUCTION DETAILS & TERMS

2365 James Avenue NW | North Liberty, IA 52317

Absolute NO RESERVE Online Only Auction!

Bidding Ends: Wednesday, May 21st, 2025 at 4:00 PM Central Daylight Time (CDT).

Open Houses: Wednesday, May 14th from 5:00 - 7:00 PM and Saturday, May 17th from 11:00 AM - 1:00 PM.

Online Bidding: A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Co-Broker: A Co-Broker must register their client 24 hours prior to the Auction date by filling out our Broker Registration Form. Contact Listing Agent for details.

Earnest Money: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

Closing and Possession: Closing and possession to be on or before Friday, June 27th, 2025.

Septic System: The septic system has been pumped and passed inspection with Johnson County Environmental Health.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Other Auction Terms: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. The Buyer shall perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal description will be taken from the abstract.

Listing #18299 | 6.065 Acres M/L



2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
Listing #18299



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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2365 JAMES AVENUE NW | 6.065 ACRES M/L

BIDDING IS LIVE

BIDDING ENDS WEDNESDAY, MAY 21 | 4:00 PM

DIRECTIONS

From I-380 North Liberty Exit 4: Travel west on W Penn Street for 0.75 mile to James Avenue NW. Head north on James Avenue NW for 0.7 mile, and the property will be located on the west side of the road.

NORTH LIBERTY



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