

**NOTE: OFFER LETTER IS FROM ROGER  
BOLEYN, 209 7TH AVE SW**

Offer to purchase 407 3rd St. SW Oelwein, Iowa from the City of Oelwein

W 1/2 LOTS 13 & 14 BLK 1 BROWNS SUB Division to the City of Oelwein, Iowa

Offer to purchase is subjected to a final written contract of agreement between the Buyer and Seller, no further actions or requests can be taken other than stated in the written purchase contract.

- 1) Offer to purchase automatically terminates when both buyer and seller does not agree to terms of a purchase written contract within thirty days of buyer submitting the offer to purchase. No further actions or requests can be taken and must meet all terms of a written purchase contract requested by the property Buyer.

Terms of a written purchase contract requested by the property Buyer

- 1) Offer to purchase price \$1000 subjected to Seller paying all unpaid taxes to date of contract transfer of property date, Quick claim deed and required permits to be furnished by the seller on the date of contract transfer of property date.
- 2) Quick claim deed and final written contract of agreement between the Buyer and Seller to be submitted and recorded to Fayette County is the responsibility of the seller. The buyer is to receive all documents within fifteen calendar days of transfer of the property.
- 3) Property and buildings can only be used for personal storage and can not become rental property. The contract between the City of Oelwein and buyer one is inherited to any future buyer and must comply to all requirements of the written contract as to Buildings and property maintenance.
- 4) The uninhabitable house removal and foundation to ground level only is the responsibility of the buyer, savings of \$ 8k to the city. Sewer and water is optional and to be capped to city code requirements if necessary.

The one stall garage building is to remain with the property, buyer refurbishing with new vinyl siding and new roof shingles, building is to be attached to a four-inch floating concrete slab, no drive necessary when used as a small personal storage building only.

- 5) Property size is to be established by the walk ways of fourth avenue southwest and third street southwest, no other requirements to be requested.

- 6) Buyer is only required to build a five hundred square feet garage building attached to a four-inch floating concrete slab, 3/8 re-rod and 4" sand base minimum with eight feet six-inch side walls, larger buildings are optional if allowed by city code property size, however not required, new vinyl siding and roof shingles, meeting all city building codes, *corrugated steel siding is prohibited by city code and is not to be used or required.* Electric 100-amp panel wired in series-parallels only with minimum 12-2 w/ bond wire meeting National electric code required for main garage but not for small out storage buildings. Optional plumbing must meet Uniform plumbing codes. Plumbing and electric inspections require licensed and qualified trained personnel with proof of professional training when requested by the buyer.

Buyer is allowed to self-labor and hired helpers, all construction and utilities to complete projects of the property or the option to hire trained professionals as needed.

Garage overhead entry door is allowed from alley or rear of building with road rock drive. Third street entry remaining optional, road rock drive from third street is not optional, must be black top with road rock four-inch base or four-inch concrete with sand base.

Buyer reserves the right to add and construct a 4 to 6 feet eve to the front of the main building with a six feet floating slab while maintaining a twenty-five feet distance from the front property line.

- 7) Builds and property must be maintained and preserved due to age or storm damage, all slightly debris and objects removed in a timely manner to be determined by the city codes but, not less than seven days.

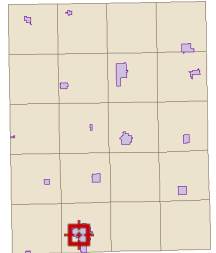
Lawn maintenance of not greater than 6" height is to be maintained.



407 3rd St SW



**Overview**



**Legend**

-  Corporate Limits
-  Parcels
- Major Highways**
  -  County Highway
  -  Federal Highway
  -  State Highway
  -  Roads

<b>Parcel ID</b>	1821305013	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		City Hall 20 2nd Ave. SW
<b>Property Address</b>	407 3RD ST. SW	<b>Acreeage</b>	n/a		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	W 1/2 LOTS 13 & 14				
	BLK 1				
	BROWNS SUB DIV				
	<i>(Note: Not to be used on legal documents)</i>				

*Disclaimer: 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. See the recorded documents for more detailed legal information. Data is provided in "as is" condition. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Fayette County and its employees assume no responsibility for the consequences of inappropriate uses or interpretations of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified. If you have questions about this site please contact the Assessor's Office at (563) 422-3397.*

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