



AUCTIONEER'S NOTE: Here is your chance to name your price on this home with some improvements already started, with the groundwork set for you to make it your own. Join us at the open house, see the potential for yourself, and place your bids!

Bidding Opening: Tuesday, October 21

CLOSING: TUESDAY, OCTOBER 28 | 1PM CDT 2025

3 BEDROOM, 2-STORY HOME


- 3 bedrooms, 1 1/2 baths, 2,004 total sq. ft. of living space. Home was built in 1919.
- Main level offers a living room with hardwood floors, colonnades & fireplace, formal dining room with hardwood floors & French doors, kitchen with microwave & dishwasher and a 1/2 bath.
- Open stairway leads to 3 bedrooms upstairs, updated bathroom, old bathroom (fixtures removed) and a walk-up attic.
- Home amenities include a basement with a high efficient gas forced air furnace, updated windows & siding.
- 40'x105' lot with a 16'x20' detached garage with alley access.
- Tax Parcel: 16-05-401-018 = \$1,262.00
- Included: Microwave, Dishwasher, Vinyl siding in garage, Any item present on the day of final settlement/closing.



MARY P. KUEHNEL ESTATE

JOSHUA ANDERSON - EXECUTOR

Closing Attorney: Andrew Hoth of Hoth Law Office

SteffesGroup.com | (319) 385-2000 |    

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



Announcements made or published the day of sale take precedence over advertising.

Open House

**Tuesday, October 14
1-2PM**

**519 South 10th Street,
BURLINGTON, IOWA**

Terms: This online auction will have a five percent (5%) buyer's premium. Ten percent (10%) down payment on October 28, 2025. Balance due at final settlement/closing with a projected date of December 12, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of December 12, 2025.

Real Estate Taxes: To be prorated to date of final settlement/closing on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.

**STEFFES
REPRESENTATIVE**

**MASON HOLVOET,
(319) 470-7372**

Iowa Real Estate Salesperson S69890000

