

Real Estate AUCTION TIMED ONLINE

HOME ON 2.75 SURVEYED ACRES



Opening: Thursday, October 3
**CLOSING: THURSDAY,
OCTOBER 10 AT 10AM** CDT 2024



DES MOINES COUNTY, IOWA



3257 Rock Spring Road

📍 *Burlington, Iowa*

*Check out this acreage with an excellent location
on Highway 61, minutes from Burlington, Iowa!*

*If you need space for your hobbies or business, this is the place for you.
Property also has rental income from lot rent of a mobile home!*

SteffesGroup.com | (319) 385-2000

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

Mason Holvoet - Iowa Real Estate Salesperson S69890000.

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

Two Bedroom Home with 40'x60' Building on 2.75 Surveyed Acres

- This 1,542 sq. ft. home, built in 2011 is ready for your finishing touches. Offering an open floor plan with a spacious kitchen with center island, dining area and living room; all with vaulted ceilings.
- The main level also features a main bedroom w adjoining bathroom (needs finished), second bedroom, office, laundry room & a full bathroom.
- Unfinished areas of the home include: the second bathroom, main bedroom, electrical & trim throughout the home.
- Other amenities of the home include: attached 3 car garage, covered deck, partial basement with Carrier high efficient gas furnace & central air.

- 40'x60' shop with steel lined interior, 10'x10' overhead door with opener, concrete floor & Modine hanging gas furnace.
- 20'x24' shed with dirt floor.
- \$200 Lot rent income from mobile home on property.
- Rathbun rural water pit on property, currently not hooked to home & meter not installed. There is a shared well easement agreement with the adjoining property of Allen Blasting & Coating, Inc. View website for said easement agreement.
- Located on 2.75 surveyed acres. Survey was recorded in 2014.

Terms: This online auction will have a 5% Buyer's Premium. 10% down payment on October 10, 2024. Balance due at final settlement with a projected date of November 20, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of November 20, 2024 (Subject to lot rental agreement for mobile home)

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Additional photos, details, and terms & conditions online at [SteffesGroup.com](https://www.steffesgroup.com)



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

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Open House:
September 26 from 10-11AM



KENNETH H. DIX ESTATE

Kimberly Schadt – Executor

Gregory A. Johnson – Closing Attorney

Contact Steffes Group Representative
Mason Holvoet, (319) 470-7372