

REAL ESTATE AUCTION

Mt. Pleasant, Iowa

Located at 806 East Madison.
Auction held on site.

THURSDAY, MAY 8, 2014 AT 5:00 P.M.

Open House

Thursday, April 24th from 5-6pm



Two Bedroom Ranch Home

This partial brick ranch style home was built in 1971 and has 1,144 sq. ft. of living space on the main level. This two bedroom home features a large living room, kitchen with refrigerator, gas stove & dishwasher, laundry room with washer & dryer, two bedrooms & bath all on the main level. The basement has a family room, living room, kitchenette, non-conforming bedroom (no window), storage room, 3/4 bath, and GFA furnace with central air. Single car attached garage.

The large 112'x150' lot has a 24'x24' steel frame building off of the alley, as well as a lawn storage shed. Zoned R-2.



Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, Small chest freezer, Console TV, Storage shed
Not included: All personal property

TERMS: 10% down payment on May 8, 2014. Balance due at closing with a projected date of June 6, 2014, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of June 6, 2014.

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.

Assessed Value: \$109,170

The following taxes are approximate and will be used to prorate at closing.

Gross: \$2,121.21
Homestead: \$178.42
Net: \$1,942.00

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- Selling subject to court approval.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.



319.385.2000
SteffesGroup.com

STEFFES GROUP, INC.
605 East Winfield Avenue, Mt. Pleasant, IA 52641



Tim Meyer Chris Richard Terry Hoenig Lynn Richard Jason Denning

Licensed to sell in Iowa, Minnesota, North Dakota, Missouri, and Illinois #441-001755
ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



BETTY W. ARNOLD CONSERVATORSHIP

Terri Dowell of U.S. Bank - Conservator

Seleta Bainter - Attorney

806 East Madison.
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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
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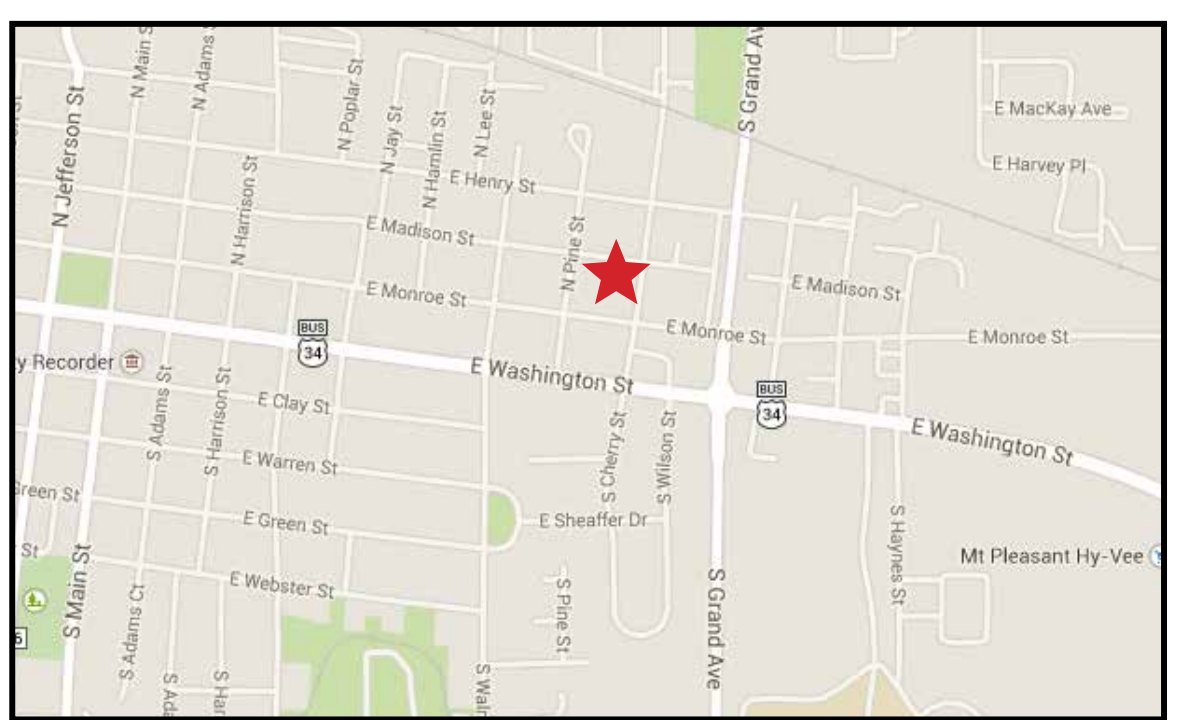
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Mt. Pleasant, Iowa



All lines and boundaries are approximate.



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