

# REAL ESTATE

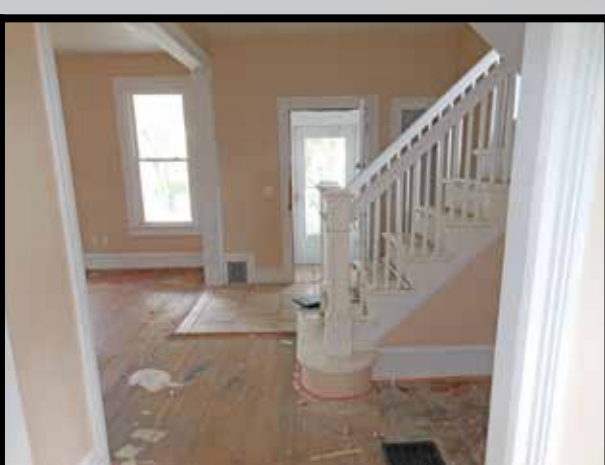
# AUCTION

*Burlington, Iowa*  
 Located at 616 Franklin Street.  
 Auction held on site.

## TUESDAY, AUGUST 19, 2014 AT 5:00 P.M.

Open House  
 Tuesday, August 5th from 5-6pm

**GREAT INVESTMENT OPPORTUNITY**



### Spacious Four Bedroom Home On Corner Lot

*Great Investment Opportunity! Some of the work has been done for you, this home needs some finishing touches to make this property shine!*

Make sure to check out this four bedroom, two story home with over 2,000 sq.ft. of living space. Tiled front entry with open stairway. Living room with hardwood floors. Formal dining room & side room with tiled floors. Updated kitchen with tiled floors and an updated 1/2 bath off of kitchen.

Upstairs has four bedrooms including one large master bedroom with walk in closet. Upstairs also features an updated bath with tiled bath/shower and a large laundry room. The basement has a Goodman hi-efficient GFA furnace with central air.

Other features of this home include: Covered carport with upper level deck, vinyl replacement windows, vinyl siding, front porch, Richmond 40 gallon Natural Gas hot water heater and 200 amp breaker box. All situated on an 83'x60' corner lot.

**Terms:** 10% down payment on August 19, 2014. Balance due at closing with a projected date of September 19, 2014, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of September 19, 2014.

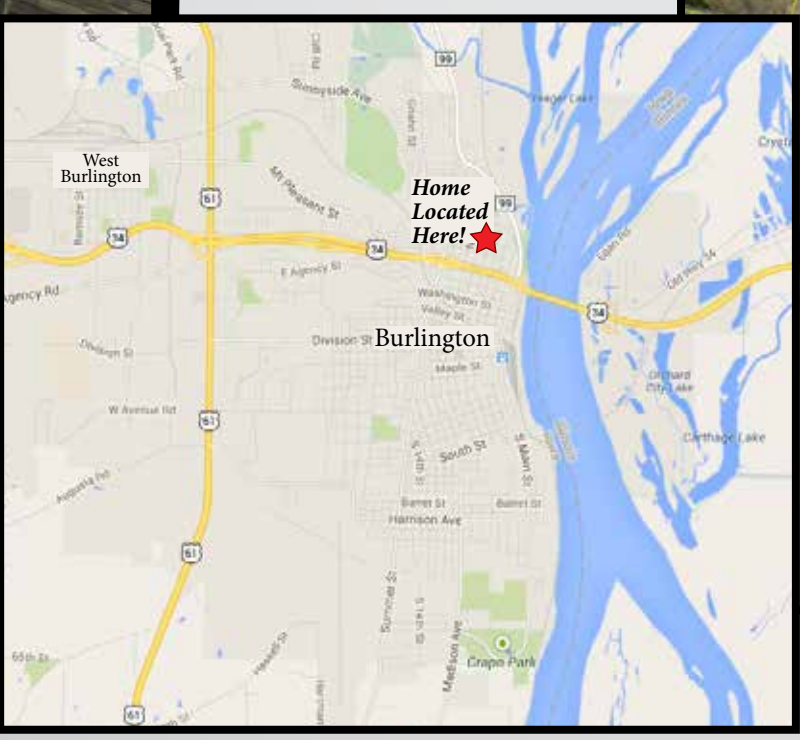
**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

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

Gross/Net Taxes: \$618.00  
 Assessed Value: \$77,400.00

**Special Provisions:**

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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.



**Steffes Group, Inc.**  
 605 East Winfield Avenue, Mt. Pleasant, IA 52641  
**319.385.2000**  
**SteffesGroup.com**

**BURLINGTON, IOWA**  
 Located at 616 Franklin Street. Auction held on site.

**F&M BANK & TRUST – TRUST SERVICES**  
*Kelli S. Johnson – Trust Officer*  
*James W. Miller – Attorney*



Tim Meyer Terry Hoenig Lynn Richard Chris Richard Jason Denning Nate Larson Duane Norton

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





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**VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS**



605 East Winfield Avenue  
Mt. Pleasant, IA 52641-2951  
319-385-2000  
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### Great Investment Opportunity

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Great Investment Opportunity!  
4 Bedroom Home on Corner Lot



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*Burlington, IA*

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