

REAL ESTATE

AUCTION

Burlington, Iowa

Located at 1115 North 6th Street.
Auction held on site.

MONDAY, SEPTEMBER 29, 2014 AT 5:00 P.M.

Open House

Monday, September 15th, from 5-6pm



Brick Two Story Home On Corner Lot

Check out this home that has great potential! This brick, three bedroom, two story home has 1,792 sq. ft. of living space and was built in 1915. The main level floor features an enclosed front porch with swing, large living room with hardwood floors & fireplace, formal dining room with hardwood floors, kitchen and back porch. The upstairs has 3 bedrooms, all with hardwood floors and a full bath.

The basement has plenty of space for storage, a 3/4 bath with washer & gas dryer, GFA furnace with central air, 200 amp breaker box and a gas hot water heater(new this year). This home is situated on a 60'x75' corner lot with a detached garage with lean to storage & covered porch area.

Included: Washer & Dryer

Terms: 10% down payment on September 29, 2014. Balance due at closing with a projected date of October 29, 2014, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 29, 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.

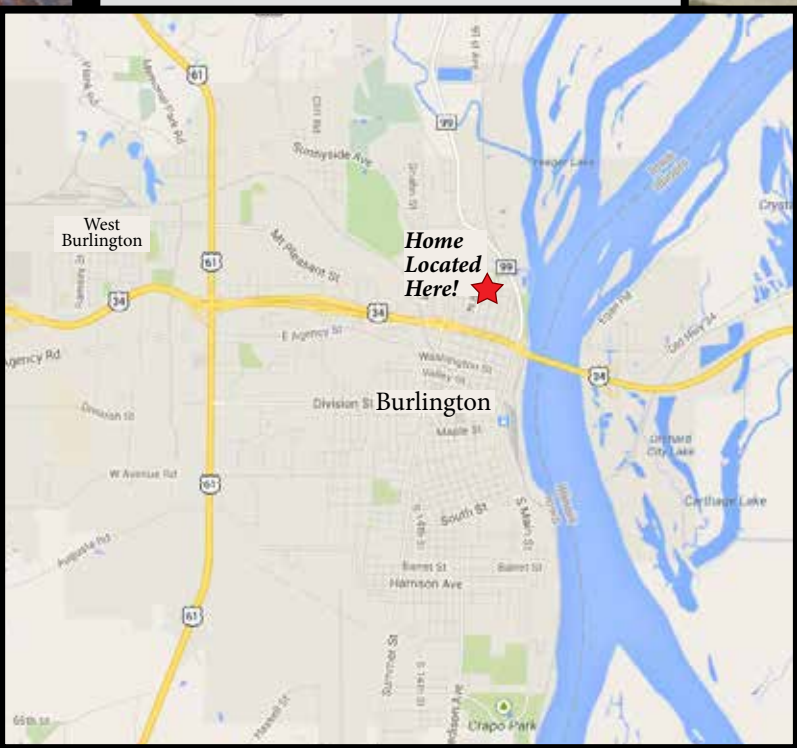
The following taxes are approximate and will be used to prorate at closing.

Gross/Net Taxes: \$2,368.00

Assessed Value: \$103,500.00

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.
- Any announcements made the day of sale take precedence over advertising.



All lines and boundaries are approximate.



Steffes Group, Inc.
605 East Winfield Avenue, Mt. Pleasant, IA 52641

319.385.2000

SteffesGroup.com

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BARBARA J. SORENSON ESTATE

Kelli S. Johnson - Trust Officer

Mitchell L. Taylor - 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



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319-385-2000
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Burlington, IA



Great Potential
3 Bedroom Home on Corner Lot

Great Potential!!!

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