

Henry County Real Estate AUCTION

THURSDAY, APRIL 21, 2016 | 4:00 P.M.

Open House on Thursday, April 7th from 4-5 PM or by appointment.

MT. PLEASANT, IA

Auction held onsite at
206 West Saunders, Mt. Pleasant, Iowa.

Real Estate Sells First!

Two Bedroom Home On Large Corner Lot

This home has 1,173 sq.ft of living space and was built in 1946. Featuring a living room with brick fireplace and a formal dining room with built in corner cabinet. Remodeled kitchen with updated cabinets, counter top & vinyl flooring. Two bedrooms, one with hardwood floors. Updated bath with walk in shower. Newer carpet throughout the home. Other updates include replacement windows, steel roof & vinyl siding.

Basement has a work/storage area and washer/dryer hookups. Lennox hi efficient gas furnace & central air, sump pump, gas hot water heater & 200 amp breaker box.

The home has a detached 24'x24' insulated two car garage with opener. All situated on a large 64'x150' corner lot.

Not Included: Portable storage shed, Refrigerator, Stove, Washer, Dryer, All personal property.

TERMS & CONDITIONS

TERMS: 20% down payment on April 21, 2016. Balance due at closing with a projected date of June 6, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of June 6, 2016.

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:	\$1,331.28
Homestead Cr:	(\$180.45)
Net Taxes:	\$1,150.00 (rounded)

Assessed Value: \$87,740

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.



Great Investment Opportunity or First Home



Real Estate Sells First!

Personal property sells after Real Estate

APPLIANCES - FURNITURE

Estate side by side refrigerator w/ ice & water in door; GE gas stove; Whirlpool washer; GE gas dryer; Comfort Air dehumidifier; Eden Pure space heater; Small air condition unit; Grandfather clock; Overstuffed couch; Love seat; Kitchen table & 4 chairs; Glass front buffet; Coffee & end tables; Small desk; Phillips TV; TV & stand; Cane bottom rocker; Double bed with matching dresser & mirror; 5 drawer dresser; Bookcase; 4 drawer file cabinet; Indian figurines; Oil lamps; Kirby vacuum; Microwave & stand; Western lamp; Pots & pans; Household items; Minnesota peddle sewing machine.

LAWN SHED - TOOLS

8'X12' portable lawn shed (buyer has 3 weeks to remove); Evolution sliding compound mitre saw; Werner 8' fiberglass step ladder; 3HP push mower; Wheel barrow; 12 gal. Shopvac; Air pig; Jack stands; Saw horses; Bench grinder; Vice; Handyman jack; Bolt organizers; Wrenches & hand tools; Garden & hand tools; Charcoal grill; Croquette set; Bird cages; Large animal cage; Pet carriers; Box fans; Camping chairs.



BEVERLY S. LEU ESTATE

Mary Patten - Executor

Michael C. Vance - Attorney

For details contact Dennis Ebersole at Steffes, 319.385.2000
or by cell 319.217.0658



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Mt. Pleasant, Iowa
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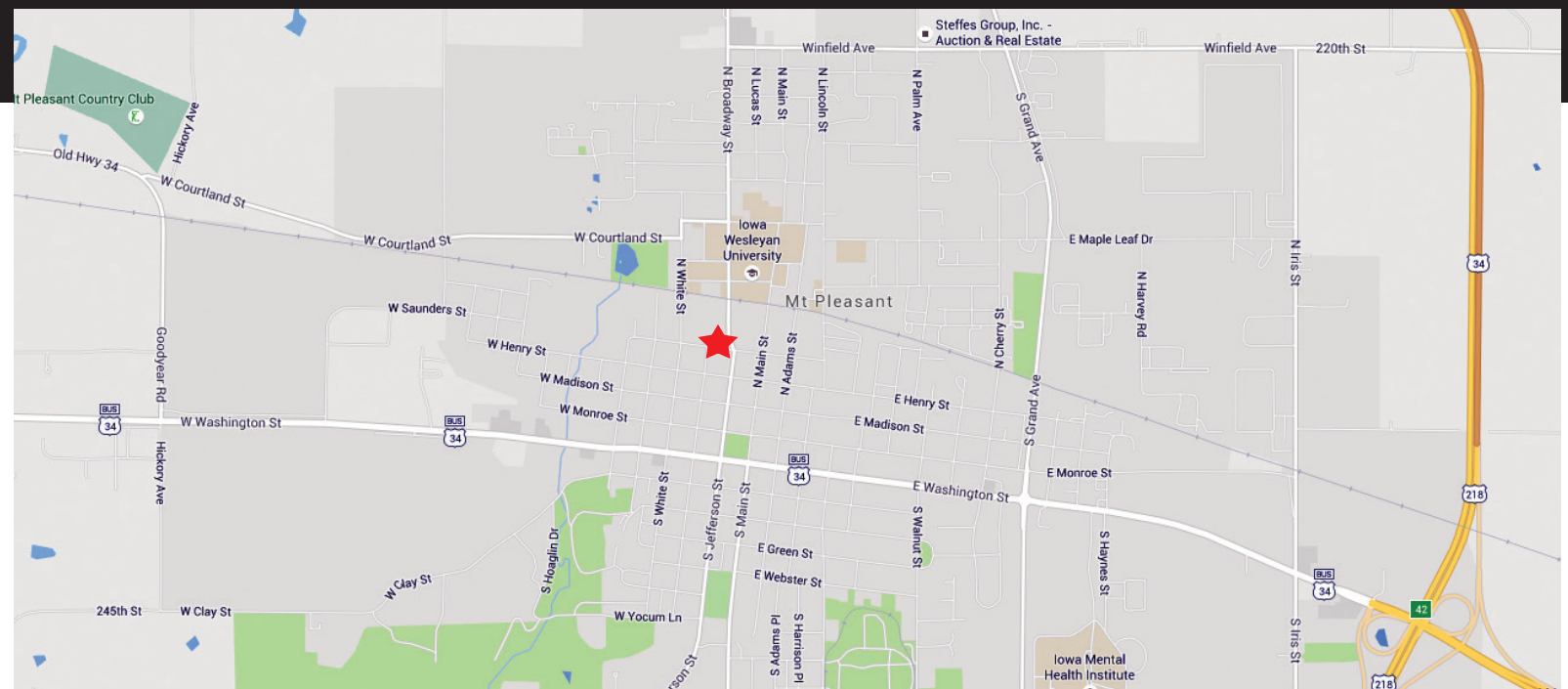
For Details go to SteffesGroup.com



605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

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2 Bedroom Home
Mt. Pleasant, IA

Personal Property Sells After Real Estate



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TWO BEDROOM HOME ON LARGE CORNER LOT



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