

Henry County Real Estate AUCTION

TUESDAY, MAY 10, 2016 | 5:00 P.M.

Open House on Tuesday, April 26th from 5 - 6 PM or by appointment.



MT. PLEASANT, IA

Located 1 mile west of Mt. Pleasant on Washington Street, then 2 miles northwest on Goodyear Road/Old Highway 34. Home address is 1586 Old Highway 34, Mt. Pleasant, Iowa

Auction to be held onsite.

Three Bedroom Home On 1 Acre M/L

Here is your chance to own an affordable country acreage on a hard surface road. This manufactured 3 bedroom home was built in 1999 with 1,296 sq. ft. of living space on the main level. This home features a kitchen with GE refrigerator, Kenmore electric stove & dishwasher. Large living room with carpet. Dining area with sliding glass door leading to the covered deck.

The main level has a master bedroom and master bath with jetted tub & separate shower. Two additional bedrooms, both with walk in closets. Full bath. Main level laundry area w/ Kenmore washer & electric dryer.

The home also features vaulted ceilings throughout. Other amenities include: gas forced air furnace w/ updated central air, electric water heater, 200 amp breaker box and rural water.

Full walkout basement that is ready to be finished for more living space. Also a large 28'x34' attached 2 car garage with handicap ramp to home.

Included: Refrigerator, Stove, Dishwasher, Washer, Dryer
Not included: LP tank, All personal property

TERMS & CONDITIONS

TERMS: 20% down payment on May 10, 2016. Balance at closing with a projected date of June 24, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of June 24, 2016.

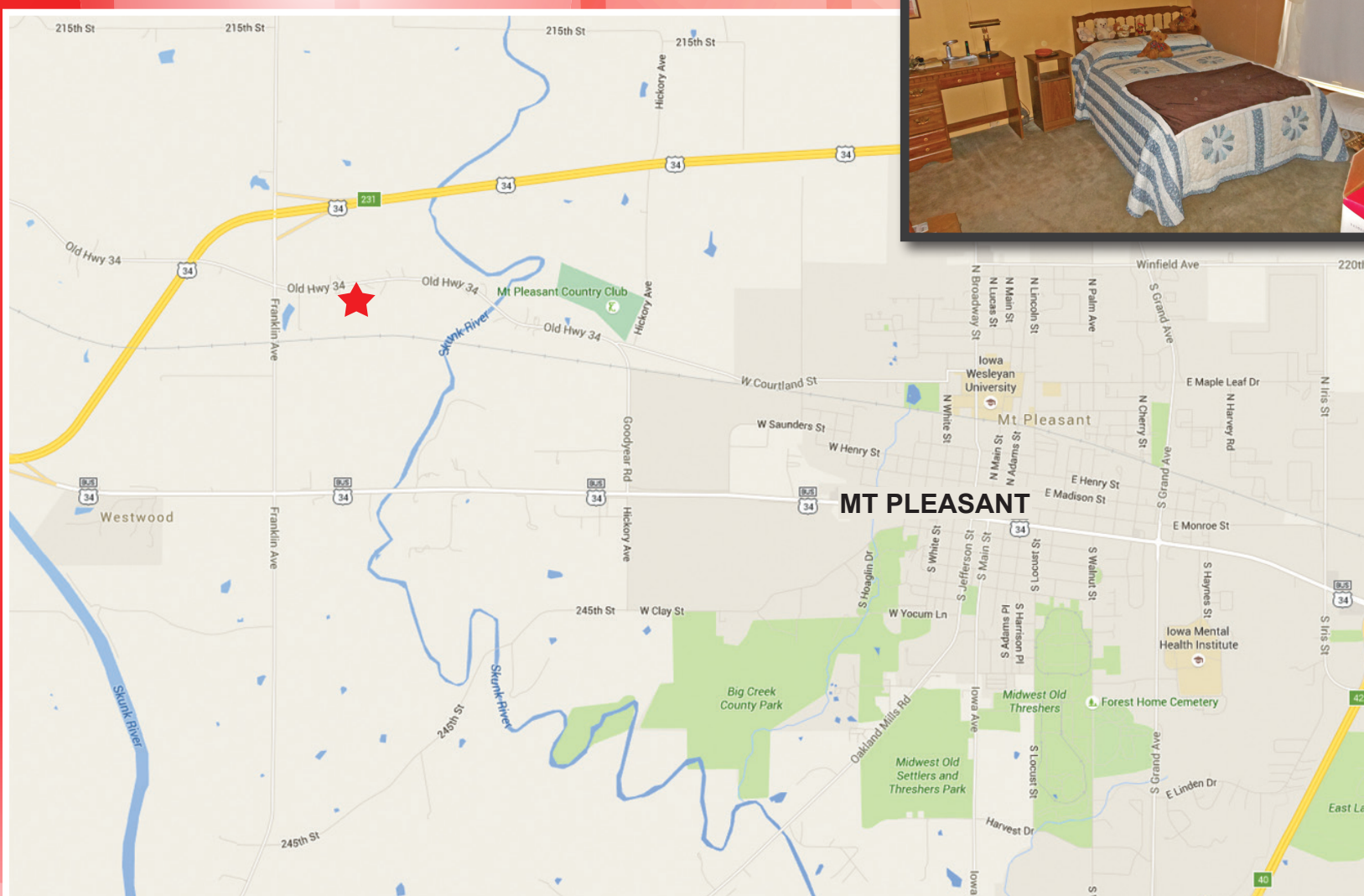
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

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

Gross:	\$1,912.79
Homestead Cr.:	(144.95)
Net	\$1,768.00 (ROUNDED)
Property does have military credit.	
Assessed Value:	\$111,550.00

SPECIAL PROVISIONS:

- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Henry County & Iowa Laws & regulations.
- This real estate is selling subject to court approval.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer are 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.



LAWRENCE H. WILLISON ESTATE

Deanne Hamline – Executor

David D. Beckman – Attorney for Estate

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



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1586 Old Highway 34,
Mt. Pleasant, Iowa



For more details go to SteffesGroup.com



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

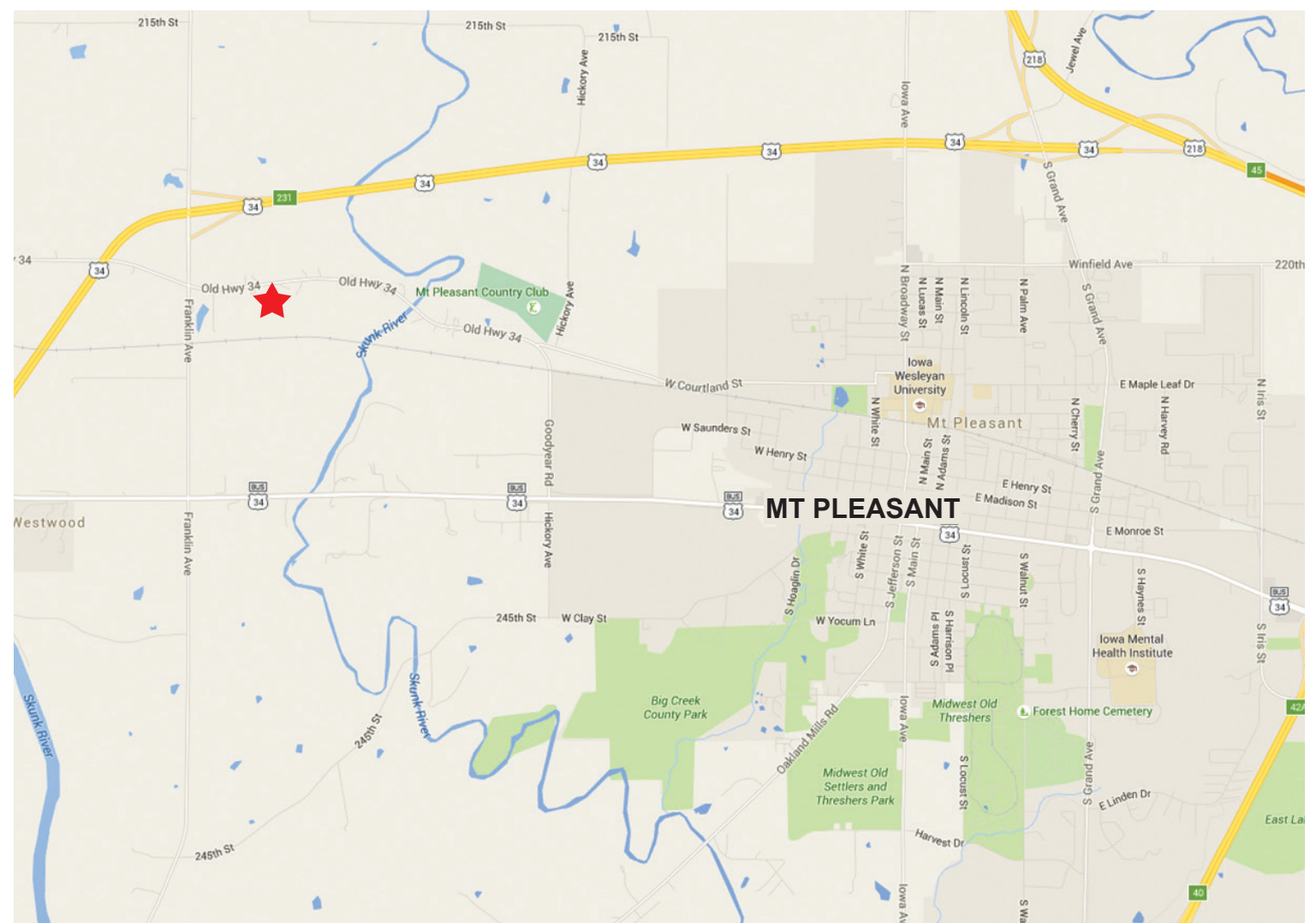
Please Post

PRESORTED
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Permit #315
FARGO, ND

Home on 1 acre



3 Bedroom Home
Mt. Pleasant, IA



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THREE BEDROOM HOME ON 1 ACRE M/L



319.385.2000
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ALL LINES AND BOUNDARIES ARE APPROXIMATE

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