

Des Moines County Real Estate AUCTION

TUESDAY, MAY 24, 2016 | 4:00 P.M.

Open House on Tuesday, May 10th from 4-5 PM or by appointment.



WEST BURLINGTON, IA

Auction held onsite at
406 Swan Street, West Burlington, Iowa

1 1/2 Story Home with Detached Garage

This property presents a unique opportunity for someone that wants to dive in and flip a house! This home is in need of renovating and updating.

The home has 1,177 sq. ft. of living space on two levels. The main level has a living room, bedroom, kitchen, full bath and back enclosed porch. There is a shared common entry area with open stairway to the second level. The second level has a living room, bedroom, kitchen and 3/4 bath.

The basement has a gas forced air furnace with central air, 1/2 bath, gas hot water heater & 100 amp breaker box.

The home has a 20'x26' detached garage and is situated on a 50'x140' lot.

Included: Appliances, Personal property

TERMS & CONDITIONS

TERMS: 20% down payment on May 24, 2016. Balance due at closing with a projected date of July 8, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 8, 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/Net:	\$796.00
Assessed Value:	\$39,800.00

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

JOSEPH O. BECKER ESTATE

Farmers & Merchants Bank & Trust – Executor

Kelli S. Johnson – Trust Officer

Andrew L. Mahoney – Attorney

For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944



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For more details go to SteffesGroup.com



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

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