

# Des Moines County Real Estate AUCTION

**THURSDAY, MAY 26, 2016 | 4:00 P.M.**



Open House on Thursday, May 12th from 4-5 PM or by appointment.



## BURLINGTON, IA

Auction held onsite at  
109 Greenbrier Drive, Burlington, Iowa

### Three Bedroom Ranch Style Home

A well cared for home built in 1968 with 1,040 sq.ft. of living space on the main level. The main level features a large living room with carpet (hardwood underneath), 3 bedrooms with closets & carpet (hardwood underneath) & full bathroom. Also on the main level is the eat in kitchen with refrigerator, electric stove & vinyl flooring.

The full basement has a family room with 1/2 bath, laundry/storage area with washer & gas dryer. Also in the basement is a Lennox hi efficient gas forced air furnace with central air, gas hot water heater, 100 amp breaker box and sump pump.

The home has a single car attached garage with opener. Situated on a 75'x89' lot. Other amenities include: vinyl siding, updated vinyl windows (except front living room), 12'x16' concrete patio & fenced in backyard.

**Included:** Refrigerator, Stove, Washer, Dryer.

**Not included:** All personal property.

### TERMS & CONDITIONS

**TERMS:** 10% down payment on May 26, 2016. Balance due at closing with a projected date of July 11, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of July 11, 2016.

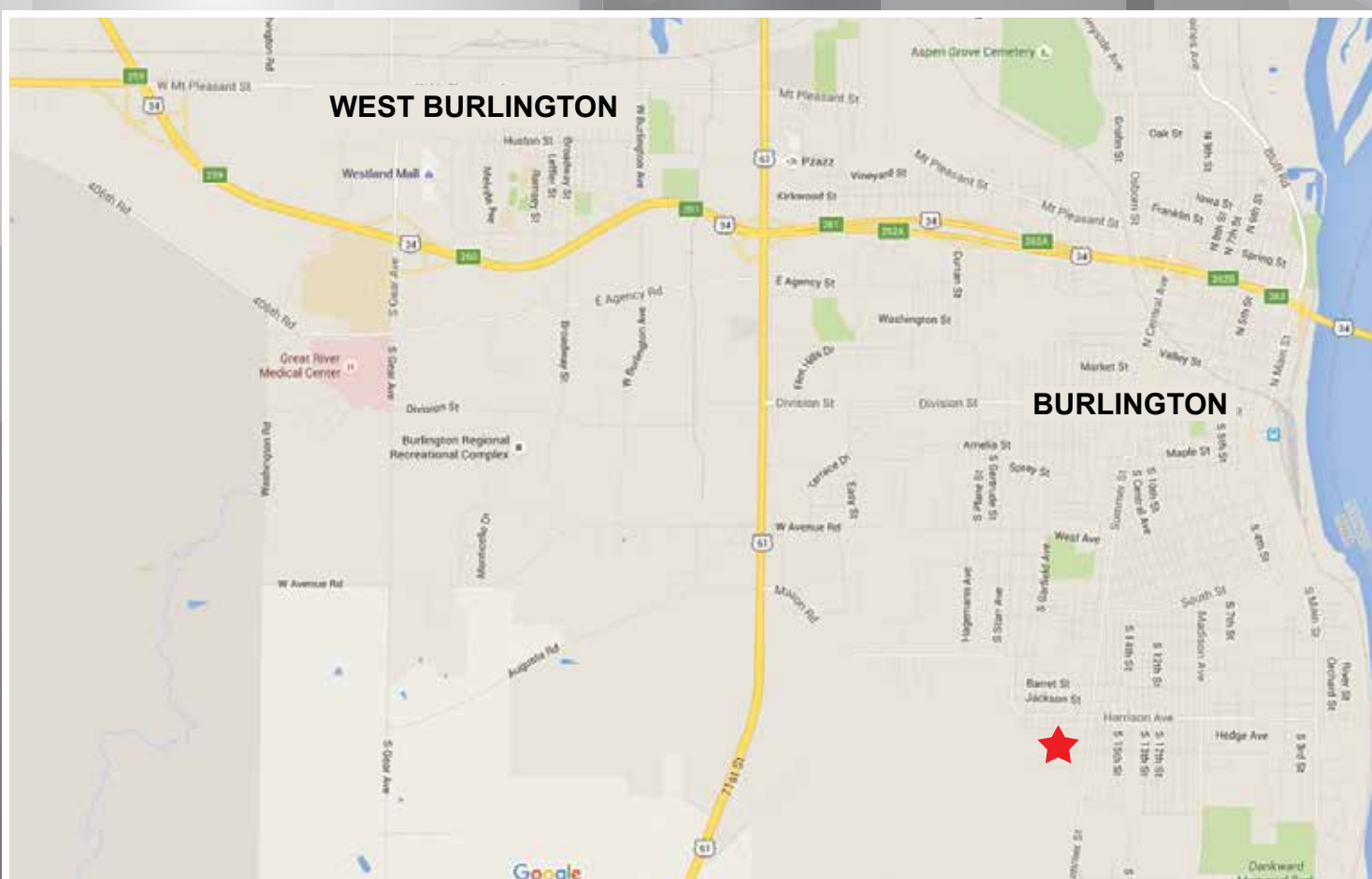
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

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

Gross:	\$2,303.43
Homestead Cr.:	(200.69)
Net	\$2,102.00 (ROUNDED)
Property does have military credit.	
Assessed Value:	\$103,200.00

### 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.



## MARY ANN ANDERSON ESTATE

Farmers & Merchants Bank & Trust – Executor

Kelli S. Johnson – Trust Officer

Brian J. Helling – Attorney

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





# DES MOINES COUNTY REAL ESTATE AUCTION

## THURSDAY MAY 26, 2016 AT 4:00 P.M.

**BURLINGTON, IOWA**  
 Auction held onsite at  
 109 Greenbrier Drive,  
 Burlington, Iowa



**For more details go to**  
**SteffesGroup.com**



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

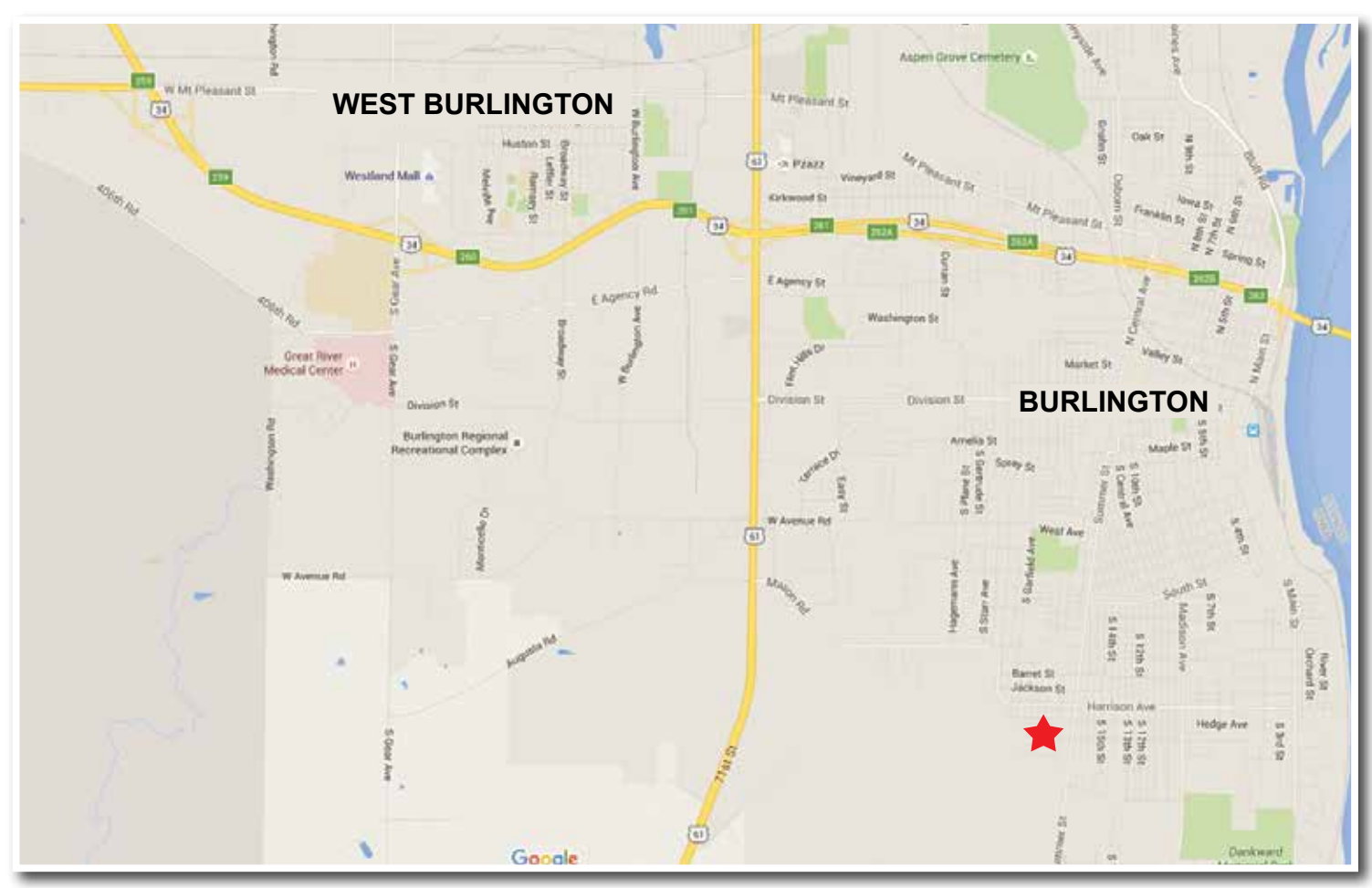
PRESORTED  
 STANDARD  
 US POSTAGE  
 PAID  
 Permit #315  
 FARGO, ND

*Please Post*

*Ranch Style Home*



3 Bedroom Home  
 Burlington, IA



# Des Moines County Real Estate AUCTION

**THURSDAY, MAY 26, 2016 | 4 PM**

**THREE BEDROOM RANCH STYLE HOME**



**319.385.2000**  
 SteffesGroup.com



ALL LINES AND BOUNDARIES ARE APPROXIMATE

**319.385.2000 | SteffesGroup.com**