

Des Moines County-Real Estate AUCTION

TUESDAY, OCTOBER 4, 2016 | 4:00 P.M.

Open House on Tuesday, September 20th from 4-5 pm

Two Bedroom Home with Detached Garage

This home was built in 1923 with 1,024 sq.ft. of living space on the main level. The main level features an open living room and dining room floor plan with hardwood floors underneath. The eat in kitchen has a corner sink with built in oven, stove top & refrigerator. Also on the main level are two bedrooms with hardwood floors and a full bath. Walkup attic for additional storage.

The basement has a washer & gas dryer, Amana hi efficient gas forced air furnace with central air, gas hot water heater and breaker box. The home has a covered front porch, concrete back patio area and a single detached garage. Situated on a 40'x107' corner lot.

Included: Refrigerator, Washer, Dryer, Pool table

Not included: All personal property.

TERMS: 20% down payment on October 4, 2016. Balance due at closing with a projected date of November 18, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 18, 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.

Real Estate Taxes:

Gross: \$821.07

Homestead Cr: (\$200.69)

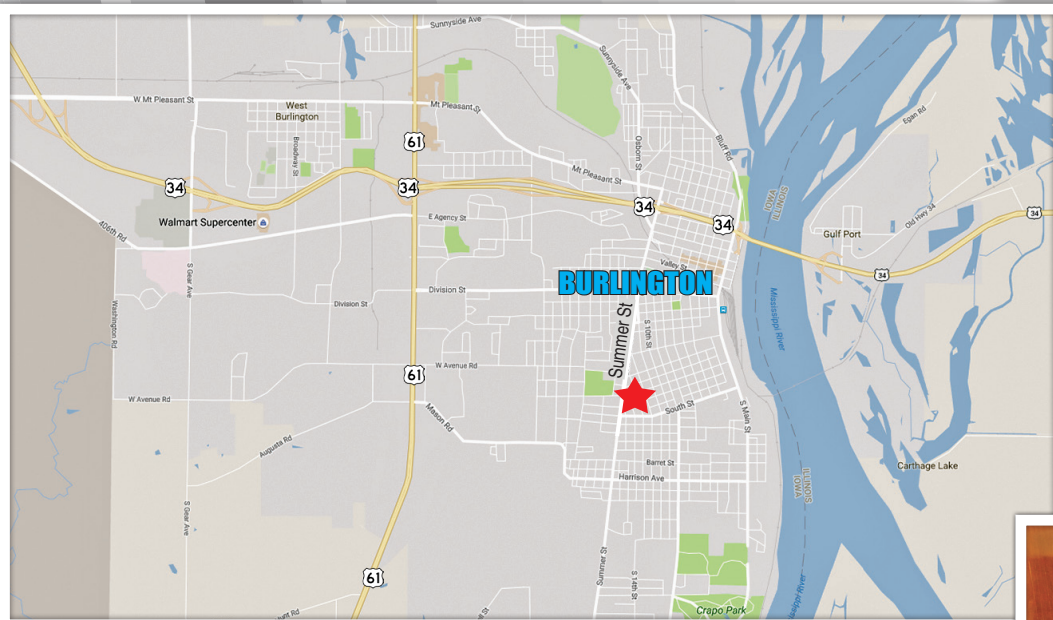
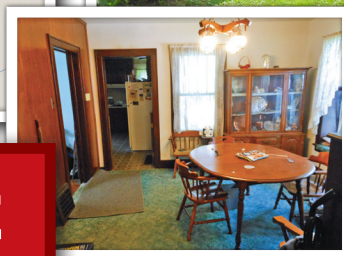
Net Taxes: \$620.00 (rounded)

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.

BURLINGTON, IOWA

Auction held onsite at 901 South 13th Street, Burlington, Iowa



GEORGE R. EHRET, JR. ESTATE

Farmers & Merchants Bank & Trust – Executor
Kelli S. Johnson – Trust Officer

Alyssa R. Stewart – Attorney for Estate

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



Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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