

Des Moines County-Real Estate AUCTION

TUESDAY, OCTOBER 4, 2016 | 5:00 P.M.

Open House on Tuesday, September 20th from 5-6 pm

BURLINGTON, IOWA

Auction held onsite at 1518 North Central Avenue, Burlington, IA



Brick Two Bedroom Home with Detached Garage

Looking for an affordable home? Take a look at this 1 story brick home built in 1910 with 968 sq.ft. of living space on the main level. The main level features a large open living/dining room with hardwood floors. Kitchen with gas stove. The main level also has two bedrooms with hardwood floors and a full bath with closet. The home has a 6'x26' front enclosed porch.

The basement has a washer & dryer hookups, Amana hi efficient gas forced air furnace with central air, 100 amp breaker box and sump pump. A single car detached garage with opener. Situated on a 45'x56' lot.

Included: Gas Stove

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:

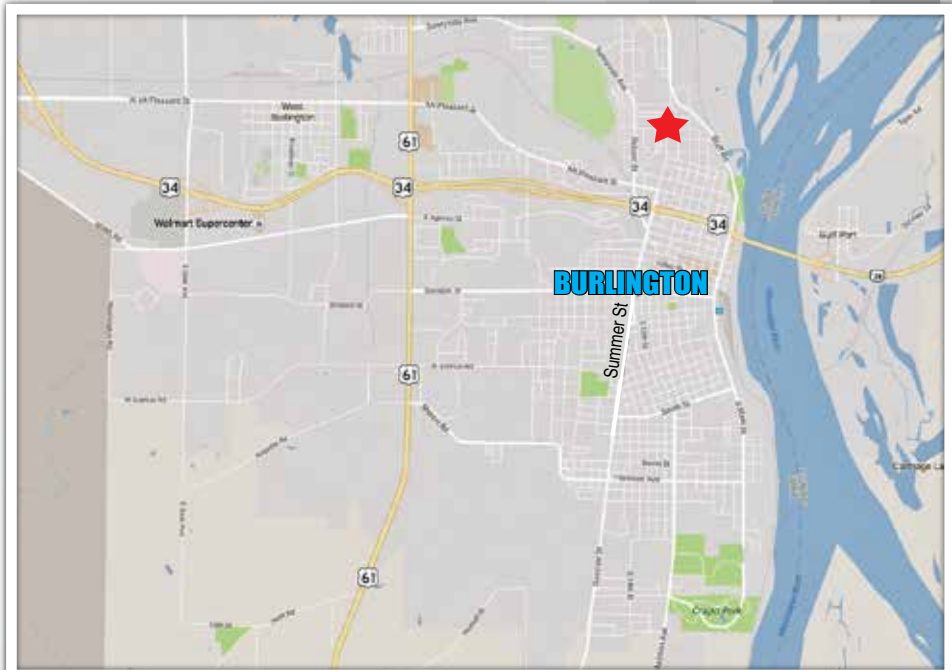
Gross: \$1,179.50

Homestead Cr: (\$198.53)

Net Taxes: \$980.00 (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.



JANE L. EDWARDS ESTATE

Stephanie D. Kearney- Executor

Andrew L. Mahoney - Attorney for Estate

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



Steffes Group, Inc.

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