

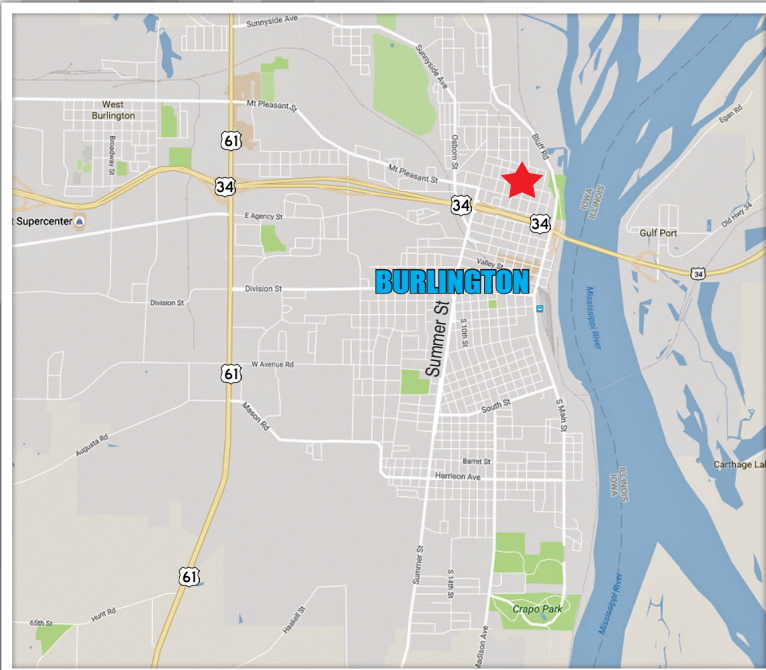
Des Moines County-Real Estate AUCTION

TUESDAY, OCTOBER 25, 2016 | 4:00 P.M.

Open House on Tuesday, October 11th from 4-5 pm

BURLINGTON, IOWA

Auction held onsite at 1018 North 7th Street, Burlington, Iowa



BETTY C. MAUER

Gary Mauer – Power of Attorney

Sara L. Hass – Attorney for Seller

For details contact Terry Hoenig at Steffes, 319.385.2000 or by cell 319.470.7120

FOUR BEDROOM 1 ½ STORY HOME

Take a look at this well cared for home built in 1900 with 1,563 sq.ft. of living space. The main level features a large living room with a brick mantle fireplace & hardwood floors underneath the carpet. Adjoining dining area with built in glass front cabinet & hardwood floors underneath the carpet. Two bedrooms on the main level, one with hardwood floors. Spacious eat in kitchen with built in microwave & Frigidaire dishwasher. Main level laundry in the kitchen with Whirlpool dryer. Adjoining the kitchen is a full bath.

The upstairs has two large bedrooms with plenty of storage space. The basement has a Luxaire hi efficient gas forced air furnace with central air, gas hot water heater and a 200 amp breaker service.

You can choose to enjoy the enclosed front porch with swing or the enclosed back porch with a brick oven. The home also has a 27'x20' detached garage with 3 garage spaces. All located on a 35'x115' lot.

Included: Dishwasher, Microwave, Dryer, Deep freeze.

Not included: All personal property.

TERMS: 20% down payment on October 25, 2016. Balance due at closing with a projected date of November 23, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 23, 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: \$1,459.57

Homestead Cr: (\$198.53)

Net Taxes: \$1,262.00 (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.



Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

Licensed to sell in IA, MN, ND, SD, MO, & IL

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