

Lee County Real Estate AUCTION

TUESDAY, NOVEMBER 1, 2016 | 4:00 P.M.

Open House on Tuesday, October 18th from 4-5 pm

FT. MADISON, IOWA

Auction held onsite at 1132 16th Street, Ft. Madison, Iowa



TWO BEDROOM HOME WITH DETACHED GARAGE

Step inside this one owner home that was built in 1955 with 676 sq.ft. of living space on the main level. The main level features a living room with hardwood floors underneath the carpet. Two bedrooms, one with hardwood floors & one with carpet & hardwood floors underneath the carpet. Full bathroom. Eat in kitchen with ample cupboards & linoleum flooring.

The unfinished basement has a Bryant gas forced air furnace with central air, gas hot water heater, hookups for washer/dryer(gas) and fuse box. The basement is plumbed for a sink & stool and a gas line for a stove. In addition to city utilities the property has a sand point well that hasn't been used since 1987. The shingles on home were installed in 2013.

The home has a detached 18'x24' garage with concrete floor & garage door opener. Situated on a 70'x85' lot with alley access to the garage.

Not Included: Rose bushes in front yard

TERMS: 20% down payment on November 1, 2016. Balance due at closing with a projected date of December 1, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 1, 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.

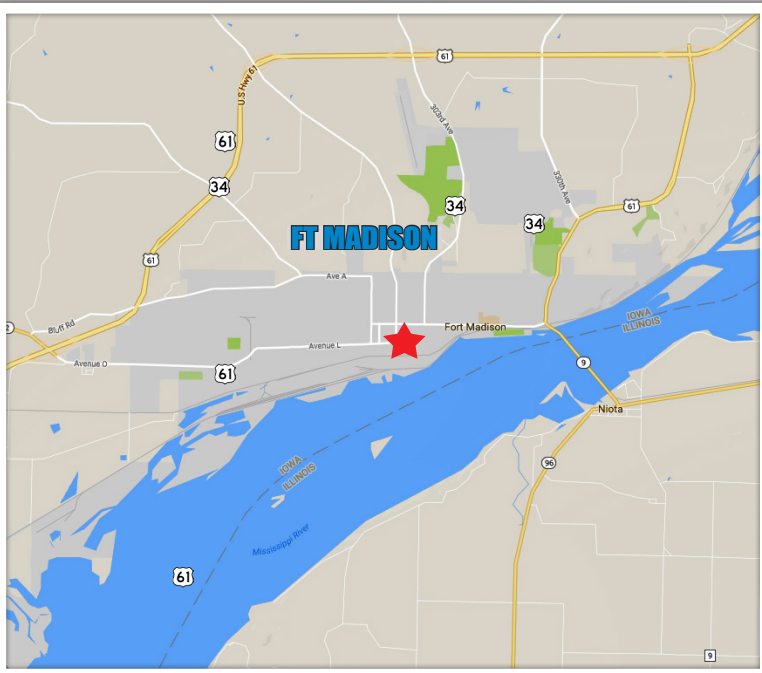
Real Estate Taxes:

Gross: \$918.49
Homestead Cr: (\$190.13)
Net Taxes: \$728.00 (rounded)

Assessed Value: \$45,450

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.



ORA J. HALFERTY

Napier, Wolf & Popejoy, LLP – Attorney for Seller

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



Steffes Group, Inc.

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