

Des Moines County-Real Estate AUCTION

THURSDAY, NOVEMBER 10, 2016 | 4:00 P.M.

Open House on Thursday, October 27th from 4 – 5:00 PM

Modern Two Bedroom Home with 28'x48' Shop

This acreage presents a rare opportunity to buy a modern home with a large 28'x48' shop in a park like setting!

This manufactured two bedroom home was built in 2009 with 960 sq.ft. of living space. The 8'x16' front porch with vinyl railing leads to the large eat in kitchen. The kitchen features plenty of cabinet storage space along with Whirlpool refrigerator, GE electric stove, GE dishwasher and GE microwave. The washer & electric dryer are located in the kitchen closet.

The home has a living room with carpet and a large bathroom with garden tub, separate shower and double vanity. The master bedroom has carpet and a double closet and the second bedroom has carpet and a closet.

The home is an all electric home with an electric forced air furnace with central air and a 200 amp breaker box. The home has Rathbun rural water and a well.

The 28'x48' shop features an 11' overhead door with opener, 8' overhead door with opener, Hardy outdoor wood stove and a covered deck area. The property also includes a 12'x20' workshop that has heat & air, with an overhead door with opener and 100 amp breaker box.

The irregular lot is 1.1 acres m/l with a creek that runs through the property, along with mature trees in this country setting.

Included: Refrigerator, Electric stove, Dishwasher, Microwave, Washer, Dryer, & Hardy outdoor stove

Not included: All personal property.

TERMS: 10% down payment on November 10, 2016. Balance at closing with a projected date of December 22, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 22, 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: \$1,117.38

Homestead Cr: (\$142.85)

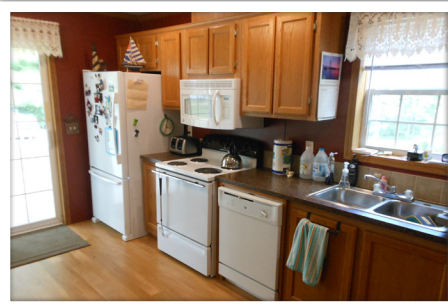
Net Taxes: \$974.00 (rounded)

SPECIAL PROVISIONS:

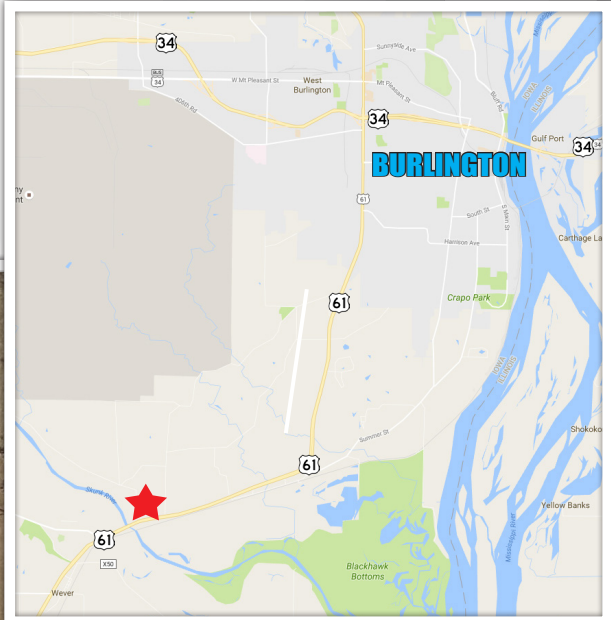
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any other inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Des Moines County & Iowa Laws & regulations.
- The seller shall not be obligated to furnish a survey.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer are 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 on site at 14356 32ND Street, Burlington, Iowa. Located 8 miles south of Burlington on Highway 61, then right on Skunk River Road, then right on 32nd Street. Watch for signs



All lines and boundaries are approximate!



DANIEL L. WHITMAN ESTATE

Tammy Forseen – Executor

David D. Beckman – Attorney for Estate

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

STEFFES

Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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