

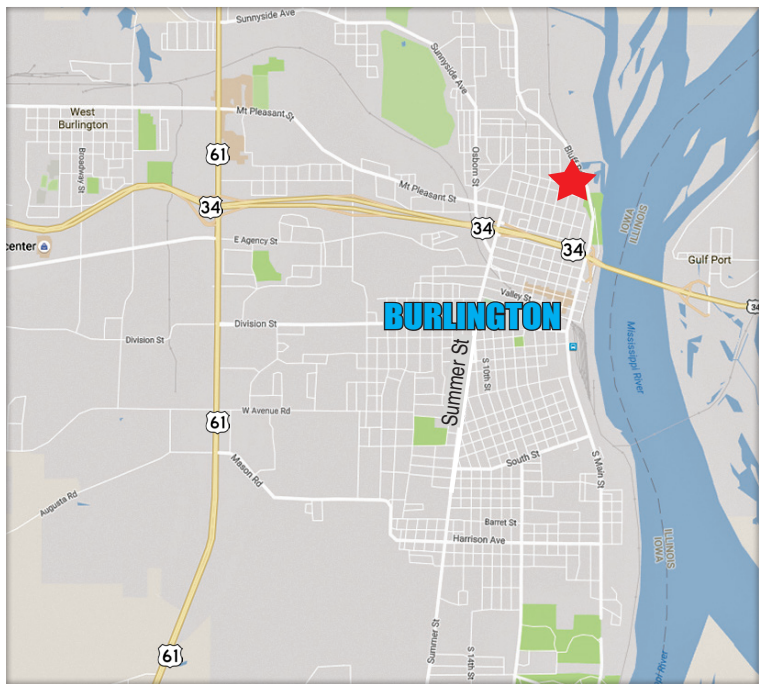
Des Moines County Real Estate AUCTION

FRIDAY, NOVEMBER 11, 2016 | 4:00 P.M.

Open House on Friday, October 28th from 4-5 pm

BURLINGTON, IOWA

Auction held onsite at 1209 North 6th Street, Burlington, Iowa



All lines and boundaries are approximate!



2 STORY HOME WITH 24'x24' DETACHED GARAGE

This property presents an opportunity for someone that wants to dive in and flip a house! This home is in need of renovating and updating.

The home has 1,568 sq. ft. of living space on two levels. The main level has a living room with hardwood floors, formal dining room with hardwood floors, kitchen with refrigerator, gas stove & dishwasher. Off of the kitchen is an addition with laundry hookups, pot belly stove and stool.

The open stairway leads to the two bedrooms with hardwood floors, full bath, large closet & attic storage. The basement has a gas forced air furnace, gas water heater and a fuse & breaker boxes.

The home has a 24'x24' detached 2 car garage with openers. All situated on a 60'x117' lot.

Included: Refrigerator, Stove, Dishwasher, Pot belly stove

TERMS: 20% down payment on November 11, 2016. Balance due at closing with a projected date of December 23, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 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: \$684.72
Homestead Cr: (\$198.53)
Net Taxes: \$486.00 (rounded)

Property does have military credit.

Assessed Value: \$33,400.00

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.



MILDRED FRANCIS ANDREWS CONSERVATORSHIP

Farmers & Merchants Bank & Trust – Conservator

Kelli S. Johnson – Trust Officer | Mitchell L. Taylor – Attorney

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

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