

Des Moines County-Real Estate AUCTION

FRIDAY, NOVEMBER 11, 2016 | 5:00 P.M.

Open House on Friday, October 28th from 4 – 5:00 PM

BURLINGTON, IOWA

Auction held onsite at 1820 South Main Street, Burlington, Iowa

Large Two Story Home with Detached Garage

Here is your chance to buy a property already started in the process of being remodeled. This home needs your “handyman” ability and would make a great winter project!

The home has 2,256 sq. ft. of living space on two levels. The main level has a front entry with open stairway, front room with hardwood floors, living room with hardwood floors, kitchen w/ gas stove and a bathroom. Also on the main level is another living room with hardwood floors, bedroom, kitchen & bath.

The upstairs has a living room with hardwood floors, two bedrooms, one with hardwood floors and bathroom with no fixtures.

The basement has three separate fuse boxes and hot water heat. Detached 30’x24’ 2 car garage. All located on a 60’x125’ corner lot. Zoned R2.

Included: 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.

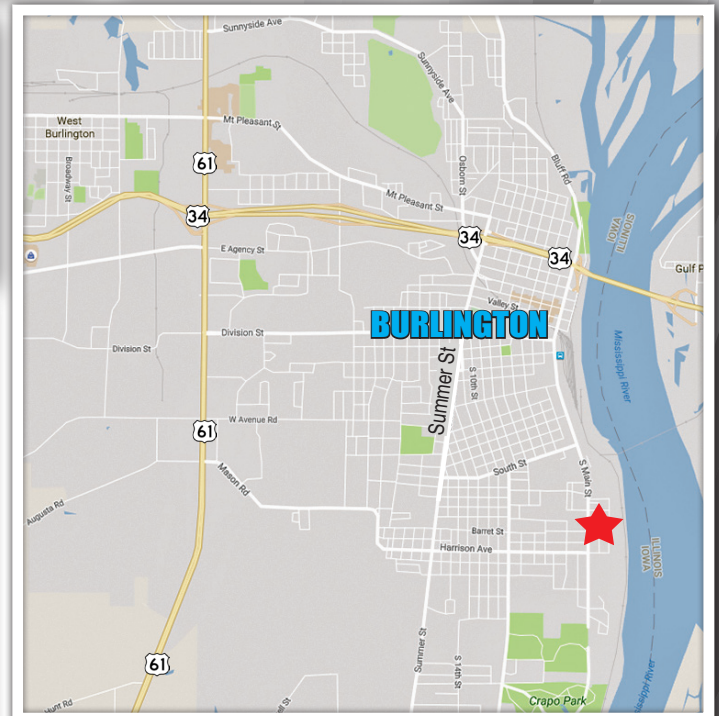
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes:
Gross/Net: \$1,268.00

Assessed Value: \$55,700.00

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.



GEORGE R. EHRET, JR. ESTATE

Farmers & Merchants Bank & Trust – Executor
Kelli S. Johnson – Trust Officer

Alyssa R. Stewart – Attorney for Estate

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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