

Louisa-County-Real-Estate AUCTION

TUESDAY, DECEMBER 6, 2016 | 10:00 A.M.

Open House on Tuesday, November 22nd from 4-5 pm

WAPELLO, IOWA

Auction held onsite at 810 Mill Street, Wapello, Iowa



One Bedroom Home with Attached Garage

Looking for an investment property or first home? Take a look at this 1 bedroom home with 624 sq.ft. of living space. Everything is on the main level of this home, including the kitchen with refrigerator, electric stove, & dishwasher. Full bath with washer and electric dryer included. Living room with carpet and one bedroom with carpet.

Other features of this home include: Attached 2 car garage with opener, Fenced backyard, Storage shed with concrete floor and a Centurion 12kw natural gas backup generator. Other amenities include gas wall furnace, vinyl siding, replacement windows & newer shingles. All situated on a 59'x136' lot with alley access.

Included: Refrigerator, Electric Stove, Dishwasher, Washer, Dryer & Centurion 12kw natural gas backup generator

Not Included: Personal Property.

TERMS: 20% down payment on December 6, 2016. Balance due at closing with a projected date of January 20, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of January 20, 2017.

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.

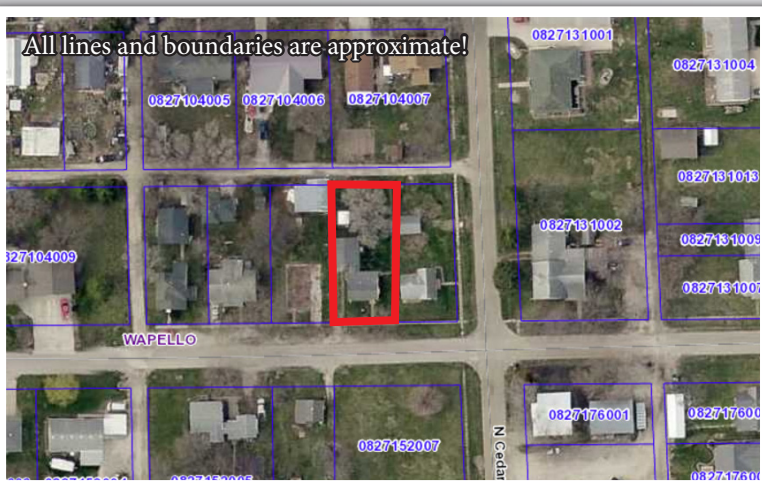
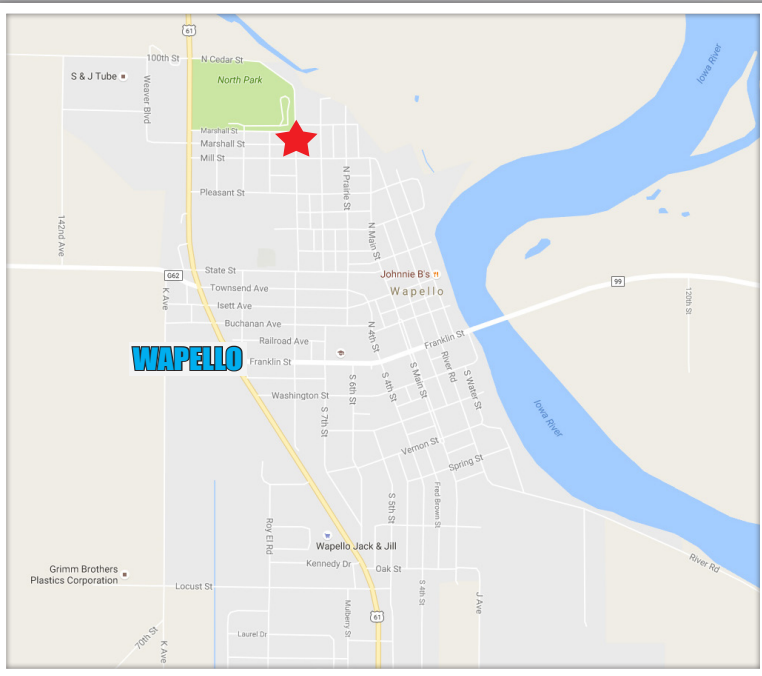
Real Estate Taxes

Gross: \$617.23
Homestead Cr: (\$182.48)
Net Taxes: \$434.00 (rounded)

Assessed Value: \$28,180

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- 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.



ETHEL DEVORE ESTATE

Ray DeVore - Executor | Steven A. Sents - Attorney

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



Steffes Group, Inc.

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