

Real Estate AUCTION



THURSDAY, APRIL 13, 2017 | 4:00 P.M.

Open House on Thursday, March 30th from 4-5 pm

3 BEDROOM HOME WITH DETACHED GARAGE

This home was built in 1890 with 1,438 sq.ft. of living space on two levels. The main level has a living room, dining room, bedroom, kitchen with refrigerator & gas stove, enclosed side porch and a ¾ bath. The upstairs has two bedrooms with closets and a bath.

The basement has a laundry area with washer, gas dryer and refrigerator. The home has a hi efficient gas forced air furnace with central air, gas hot water heater and fuse box.

All situated on a 60'x107' lot with a fenced in backyard and a 16'x22' detached garage with alley access.

Included: (2) Refrigerators, Stove, Washer, Dryer

Real Estate Taxes on Home #1

Gross: \$995.04

Homestead: (\$198.53)

Net: \$796.00 (ROUNDED)

Assessed Value: \$43,700

TERMS: 20% down payment on April 13, 2017. Balance due at closing with a projected date of May 25, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of May 25, 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.

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.

BURLINGTON, IOWA

Auction held onsite at 1957 Bertsch Avenue, Burlington, Iowa



DOROTHY M. KENNEDY ESTATE

Kyle Jackson - Administrator

Rob Engler - Attorney for Estate

For details contact Nate Larson at Steffes, 319.385.2000
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Steffes Group, Inc.

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