

Real Estate AUCTION



FRIDAY, APRIL 14, 2017 | 4:00 P.M.

Open House on Friday, March 31st from 4-5 pm

2 BEDROOM HOME WITH DETACHED GARAGE

This home was built in 1962 with 816 sq. ft. of living space on the main level. The main level has a living room with hardwood floors, two bedrooms with closets, carpet (hardwood underneath) and a full bathroom. Eat in kitchen with refrigerator, electric stove top, built in oven & dishwasher.

The basement has a large L shaped finished family room, laundry/storage area with washer & gas dryer. The home has a gas forced air furnace with central air, gas hot water heater, 100 amp breaker box and a sump pump.

All situated on a 62'x87' lot with a fenced in backyard and a 22'x22' detached garage with concrete floor and a blacktop driveway.

Included: Refrigerator, Stove top, Oven, Washer, Dryer

Real Estate Taxes

Gross/Net: \$1,378.00

Assessed Value: \$75,000

TERMS: 20% down payment on April 14, 2017. Balance due at closing with a projected date of May 26, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of May 26, 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.

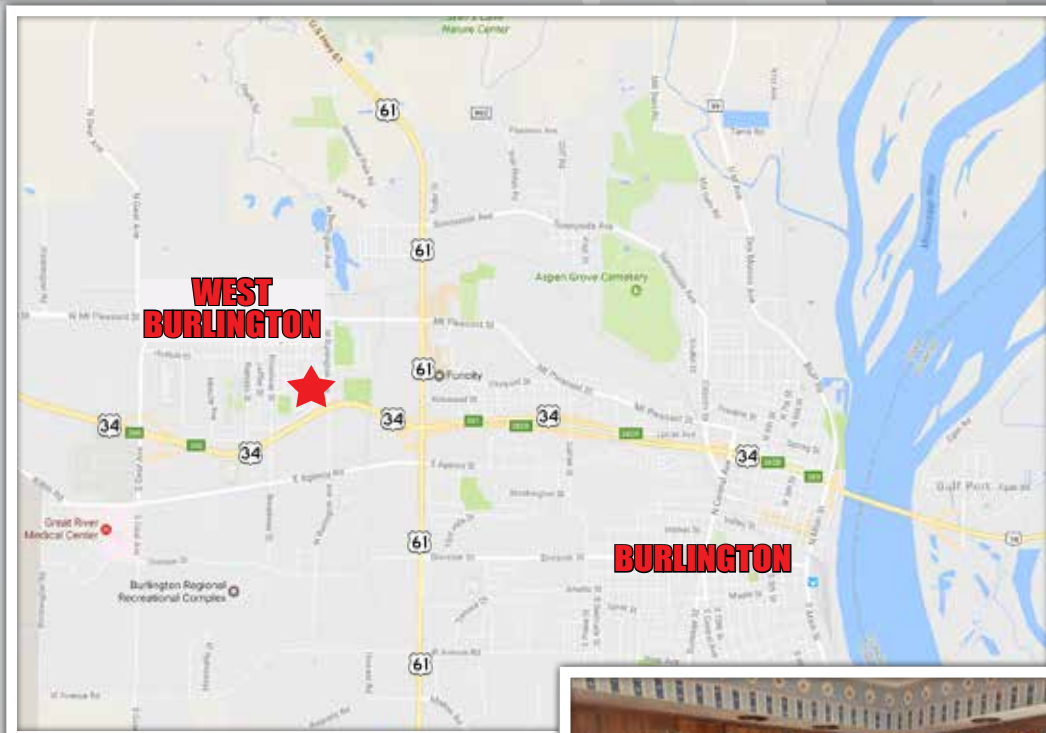
If in the future a site clean-up is required it shall be at the expense of the buyer.

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.

WEST BURLINGTON, IOWA

Auction held onsite at 414 Longmeadow Drive, West Burlington, Iowa



DIANE M. NELSON ESTATE

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

Andrew L. Mahoney - 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

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