

# Real Estate AUCTION

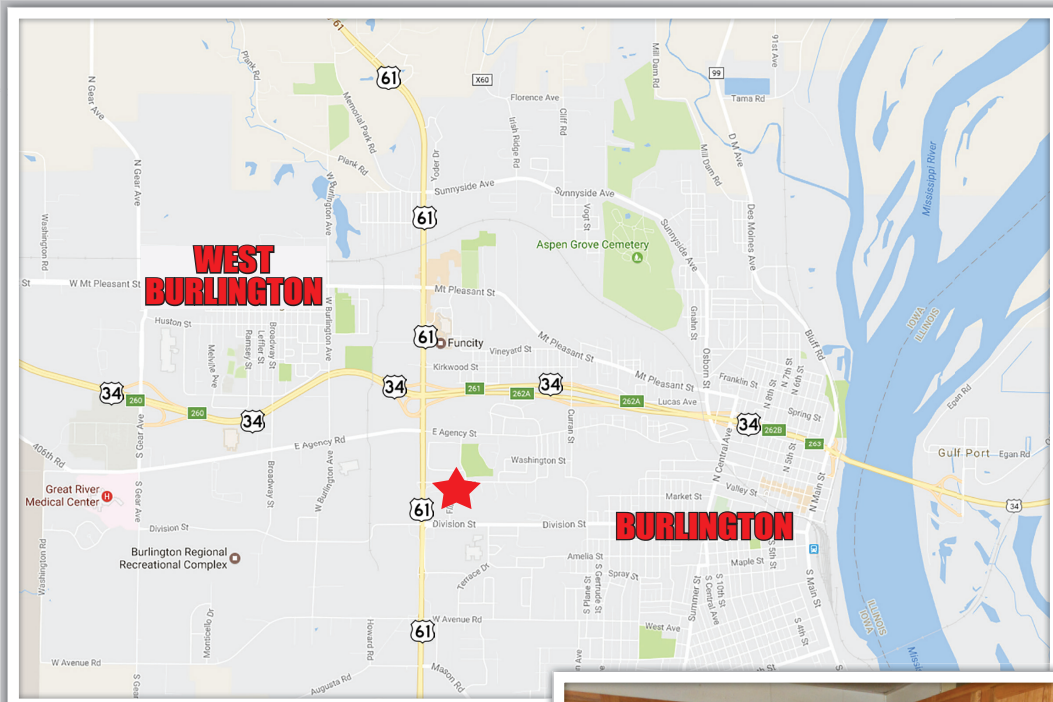


**TUESDAY, APRIL 18, 2017 | 4:00 P.M.**

*Open House on Tuesday, April 4th from 4-5 pm*

## BURLINGTON, IOWA

Auction held onsite at 3003 Flint Hills Drive, Burlington, Iowa



## 2 BEDROOM RANCH STYLE HOME

This home was built in 1941 with 720 sq.ft. of living space. The main level has a living room with carpet along with two bedrooms with carpet & closets and a ¾ bathroom. Updated kitchen with refrigerator, electric stove, microwave and laundry hookups off of the kitchen.

The home has a Heil gas forced air furnace with central air, electric hot water heater, and breaker box. Situated on an irregular shaped corner lot.

**Included:** Refrigerator, Stove, Microwave

**Real Estate Taxes**

Gross/Net: \$1,150.00

**Assessed Value:** \$50,500

**TERMS:** 20% down payment on April 18, 2017. Balance due at closing with a projected date of May 30, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of May 30, 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.

## MICHAEL C. HELLBERG CONSERVATORSHIP

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

Sara L. Haas - Attorney for Conservatorship

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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