

Real Estate AUCTION



WEDNESDAY, MAY 31, 2017 | 4:00 P.M.

Open House on Wednesday, May 17, from 4-5 PM or by appointment

1 1/2 STORY THREE BEDROOM HOME ON CORNER LOT

This three bedroom home was built in 1994 with 1,999 total sq. ft. of living space. Main level rooms include the living room with carpet, U shaped kitchen with breakfast bar, Kenmore refrigerator, Maytag electric stove & Whirlpool dishwasher. Adjacent to the kitchen is the dining room with French doors to the deck and backyard. Also on the main level is the master bedroom, full bathroom with double vanity & linen closet and a large laundry/mud room with Maytag washer & electric dryer, wash sink & numerous upper cabinets.

The upstairs features two bedrooms, 3/4 bath and double hallway closets. The full basement has a family room with double closets, a non-conforming bedroom and a 3/4 bath. The basement also has a large storage room with shelving, Heil hi efficient gas forced air furnace with central air, Rheem hi efficient gas hot water heater, water softener unit & 200 amp breaker box.

The home has an attached 2 car garage w/ opener and is situated on a large 100'x150' corner lot with storage shed. Home is serviced with Mid American gas, Rathbun water & city sewer. Electric service provided by Alliant Energy. Phone and DSL Internet service available from Windstream.

Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, Water softener, Shelving, Storage Shed

TERMS: 10% down payment on May 31, 2017. Balance at closing with a projected date of July 14, 2017 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 14, 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/Net \$1,856.00

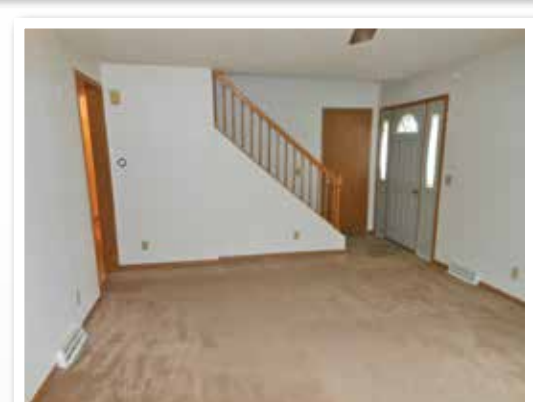
Assessed Value: \$124,810

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.



DENMARK, IOWA
Auction held on site at 206 2nd Street, Denmark, IA



MERLE & BETSEY HASENCLEVER TRUST
Alyssa R. Stewart – Attorney for Trust
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