



# Real Estate AUCTION



**WEDNESDAY, APRIL 19, 2017 | 4:00 P.M.**

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

## SPLIT LEVEL BRICK COUNTRY ACREAGE ON 3 ACRES M/L

Enjoy this unique and spacious home which offers over 3,500 sq.ft. of living space on two levels and was built in 1920. The upper level features an open living room with a wood stove and hardwood floors leading to the open stairway. This level also offers three bedrooms, den area, office, enclosed front porch and walk up attic.

The lower level highlights include a large open kitchen with refrigerator, electric stove & dishwasher. This level also has a living/family room, full updated bathroom, laundry room with washer/elec. dryer hookups and two storage rooms. Home amenities include a recently installed septic system (Nov. 2016), Electro Boiler electric boiler heat, electric hot water heater, 100 amp breaker box & separate breaker box for boiler and a well (tested & passed in 2016).

The home has an attached car port and two small outbuildings all situated on 3 acres M/L on a hard surface road.

**Included:** Refrigerator, Stove, Dishwasher

### Real Estate Taxes

Gross/Net: \$2,419.62

**TERMS:** 20% down payment on April 19, 2017. Balance due at closing with a projected date of June 5, 2017. Personal check or cash is acceptable for down payment; balance shall be paid by cash, certified check or wire transfer. Full possession will be given at the time of closing. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2016 real estate taxes, due and payable in 2017, will be paid by the seller. The 2017 real estate taxes, due and payable in 2018, will be prorated to the date of possession. Immediately following the auction of the real estate, the successful buyer shall enter into a written contract with the seller. Said contract will be available for review prior to the auction.

### 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.

The seller shall not be obligated to furnish a survey.

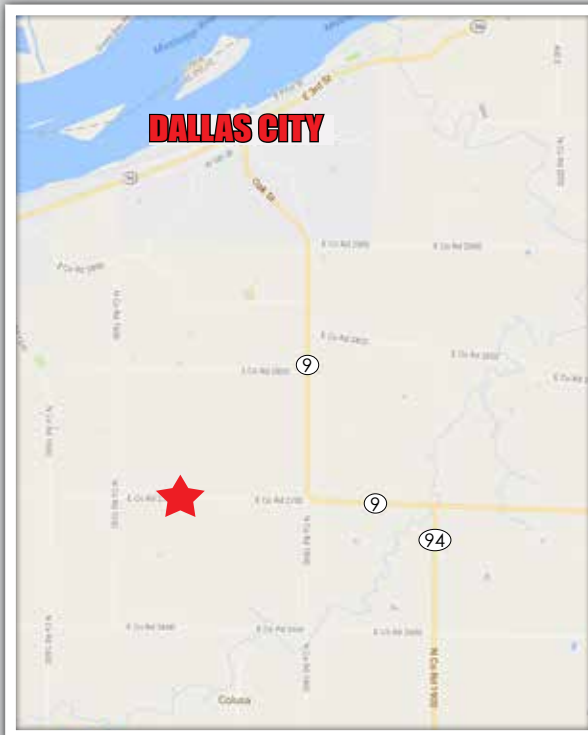
If in the future a site clean-up is required it shall be at the expense of the buyer.

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.

## DALLAS CITY, ILLINOIS

The home is located 3 miles south of Dallas City on Highway 9, then 1 mile west on County Road 2700.  
**Auction held onsite at 1691 E County Road 2700, Dallas City, Illinois.**



## CASTON DEVELOPMENT LLC

Closing & Representing Attorney - Brian J. Helling  
*Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C.*  
 321 North 3rd Street, Burlington, IA - (319) 754-6587

## Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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 Any Announcements Made The Day Of Sale Take Precedence Over Advertising



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