

Real Estate AUCTION

WEDNESDAY, APRIL 26, 2017 | 4:00 P.M.

Open House on Wednesday, April 12, from 4-5 PM or by Appointment

THREE BEDROOM RANCH STYLE HOME ON 3.12 ACRES M/L WITH OUTBUILDINGS

This three bedroom ranch style home was built in 1960 with 1,484 sq. ft. of living space on the main level. Featuring a large living room and updated kitchen w/ pantry, bar/island, refrigerator, built in stove, electric cook top, dishwasher & built in microwave. The home has 3 bedrooms with one large bathroom with double sink. Also on the main level is a 12'x16' 4 season room and a large deck off of the kitchen & living room.

The walkout basement has a family room, 1 car garage/shop area and a laundry room with washer & dryer. Several updates include new shingles in 2017, new septic in 2012 and new windows in 2011. Other amenities include sand point well, water softener, natural gas forced air furnace w/ central air, 200 amp service & electric water heater.

Situated on 3.12 acres, this acreage includes a 16'x32' pole barn with dirt floor, 10'x16' utility shed and a dog kennel.

Included: Refrigerator, Dishwasher, Microwave, Washer, Dryer, Water softener, Utility shed, Dog kennel

TERMS: 10% down payment on April 26, 2017. Balance at closing with a projected date of June 12, 2017 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of June 12, 2017.

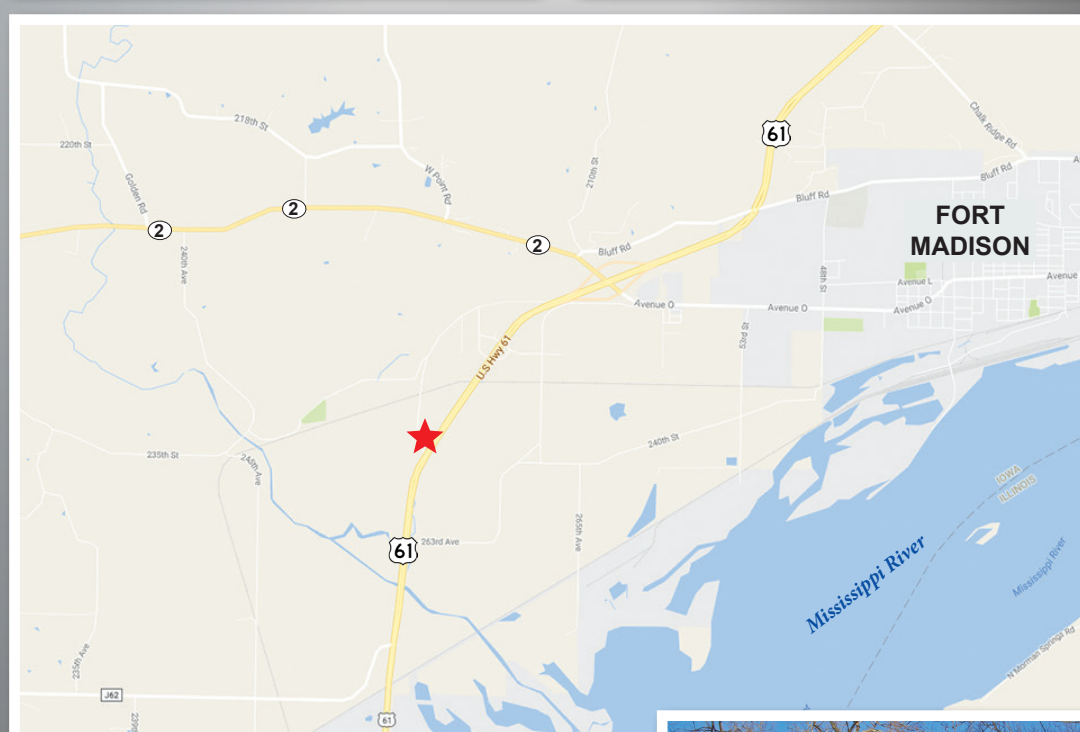
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes:

Gross \$1,883.15
Bus. Credit: (\$126.38)
Net Taxes: \$1,756.00 (rounded)

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The seller will have the septic system inspected prior to the auction.
- The seller shall not be obligated to furnish a survey.
- 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.



FT. MADISON, IOWA

Auction held on site at 2392 255th Avenue.

Located 1 1/2 miles south of the interchange of Highway 2 & Highway 61, then 1/4 mile north on 255th Ave.



JASON E. and KAYLA S. SMITH

Elaine F. Gray – Attorney for Seller

For details contact Terry Hoenig at Steffes, 319.385.2000 or by cell 319.470.7120

