

# Real Estate AUCTION



**THURSDAY, MAY 4, 2017 | 4:00 P.M.**

## LARGE 2 STORY HOME

Here is your chance to buy a property already started in the process of being remodeled. This home is in need of major renovating and updating, so you can decide how to finish this home.

This spacious home has 2,749 sq. ft. of living space on two levels. The main level on one side has a living room with hardwood floors, bedroom, kitchen and a bath. The other side of the main level has a living room with hardwood floors, bedroom, kitchen and a bath.

The upstairs on one side has a living room, bedroom, kitchen and bath. The other side of the second level has a living room, bedroom, kitchen and bath. Partial basement with furnace, fuse boxes & gas water heater.

The home has a 22'x22' detached 2 car garage. All situated on a 85'x110' lot. Zoned R4.

**Included:** Appliances, Any Personal Property in the home & garage.

**Real Estate Taxes**  
Gross/Net: \$784.00

**Assessed Value:** \$34,400

**TERMS:** 20% down payment on May 4, 2017. Balance due at closing with a projected date of June 16, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of June 16, 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.

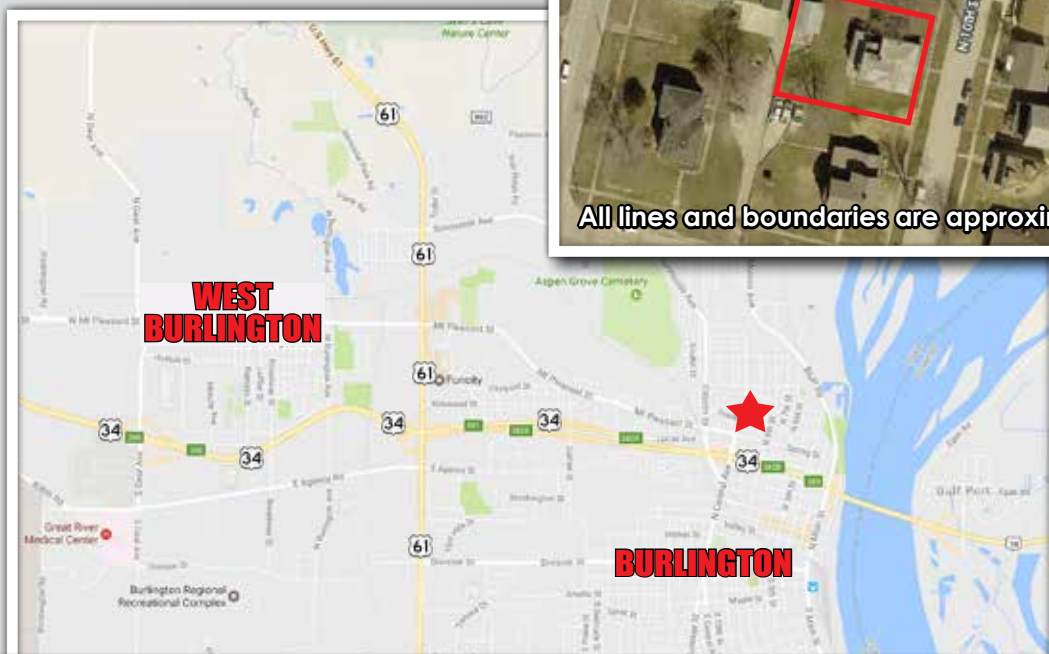
The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.

Any announcements made the day of sale take precedence over advertising.

*Open House on Thursday, April 20th from 4-5 pm*

## BURLINGTON, IOWA

Auction held onsite at 1015 North 10th Street, Burlington, Iowa



All lines and boundaries are approximate!



**LARRY D. & PAMELA K. LIPPER**

**Andrew L. Mahoney – Attorney for Seller**

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

Licensed to sell in IA, MN, ND, SD, MO, & IL

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