



Real Estate AUCTION



WEDNESDAY, MAY 24, 2017 | 10AM

Open House on Wednesday, May 10th, 10-11am

TWO BEDROOM HOME WITH 24'X55' GARAGE & MOBILE HOME ON SEPARATE LOT SELLS AS ONE PACKAGE

Home is located at 827 Mill Street, Wapello. The mobile home is located at 635 North Cedar Street, Wapello.

Take a look at this 2 bedroom home with 825 sq. ft. of living space. Everything is on the main level, including the updated kitchen with refrigerator, electric stove & dishwasher. Off of the kitchen is a full bath with jetted tub/shower along with the washer and dryer. The dining room has a sliding glass door which leads to the deck. The living room and two bedrooms finish out the main level.

The home has an attached breezeway with an attached one car garage. Other features of the home include Aire-Flo gas forced air furnace with central air, electric water heater, water softener, 200 amp breaker box, vinyl siding and a crawl space.

Need space to work or play? Take a look at the 24'x55' garage. The garage has a separate heated workshop with wood stove & overhead door. Next to the workshop is plenty of space for two cars & storage with an overhead door with alley access. The large backyard is fenced in. All situated on a 117'x178' lot.

Included in this auction is a mobile home located at 635 North Cedar Street. The mobile home has 552 sq.ft. of living space and was built in 1972 and is situated on a separate 65'x119' lot with a storage shed.

Included: Refrigerator, Electric Stove, Dishwasher, Washer, Dryer, Metal storage cabinet in garage, Water softener, Wood stove, Storage Shed, Appliances if any in mobile home.

Not Included: Personal Property.

TERMS: 20% down payment on May 24, 2017. Balance due at closing with a projected date of July 10, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 10, 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 for 827 Mill Street	Real Estate Taxes for 635 North Cedar
Gross \$866.68	Gross/Net \$254.00
Homestead (\$182.48)	Assessed Value: \$11,190
Net \$684.00	
Assessed Value: \$44,120	

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.

WAPELLO, IOWA

Auction held onsite at 827 Mill Street & 635 North Cedar Street, Wapello, Iowa



DANIEL R. DEVORE ESTATE
Ray DeVore – Executor
Steven A. Sents – Attorney for Estate
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