

Real Estate AUCTION



THURSDAY, MAY 25, 2017 | 4:00 P.M.

Open House on Thursday, May 11th from 4-5 pm

3 BEDROOM HOME ON CORNER LOT

Looking for an investment or a first home? Take a look at this three bedroom home that was built in 1946 with 864 sq. ft. of living space on the main level. The main level has a living room, three bedrooms (one with hardwood floors), 3/4 bath with stackable washer/dryer and an eat in kitchen with refrigerator, electric stove & dishwasher.

The basement has a family room with double closet and a large storage room with washer & dryer. The home has a Goodman hi efficient gas forced air furnace w/ central air and a gas hot water heater.

The home has an attached 18'x20' garage with storage area and a deck and patio area. All situated on a 60'x72' corner lot.

Included: Refrigerator, Stove, Stackable Washer/Dryer, Washer, Dryer

TERMS: 20% down payment on May 25, 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
 Gross: \$1,550.70
 Homestead: (\$197.18)
 Net: \$1,354.00 (Rounded)

Assessed Value: \$71,900

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.

MUSCATINE, IOWA

Auction held onsite at 1119 Sycamore Street, Muscatine, Iowa



All lines and boundaries are approximate!



CECIL R. HOLETON

Marvin L. Holeton – Power of Attorney

Gregory A. Johnston – 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

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