



# Real Estate AUCTION



## TUESDAY, JUNE 13, 2017 | 4PM

Open House on Tuesday, May 30th, 4-5 pm

### LARGE BRICK FOUR-LEVEL HOME ON CORNER LOT

This is an excellent handy man project with 2,709 sq. ft. of space on four levels and was built in 1978. The main level has a large living room, spacious kitchen with refrigerator, electric stove & dishwasher and dining area. The open stairway leads to three bedrooms and a full bath with double vanity.

The lower level of the home has a family room, laundry room and a half bath (setup for a future shower). The basement has an additional kitchen and non conforming bedroom. The home has a gas forced air furnace with central air, gas hot water heater and a 200 amp breaker box.

There is plenty of storage with a 24'x40' attached garage with lower level stairway access, along with a 6'x24' attached storage shed. All situated on a 75'x113' corner lot.

**Included:** Refrigerator, Stove

**Not Included:** Personal Property.

**TERMS:** 20% down payment on June 13, 2017. Balance due at closing with a projected date of July 28, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of July 28, 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: \$2,670.64  
Senior Cr. (\$324.00)  
Homestead: (\$176.75)  
Net: \$2,170.00 (ROUNDED)

**Assessed Value:** \$144,790

#### 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.

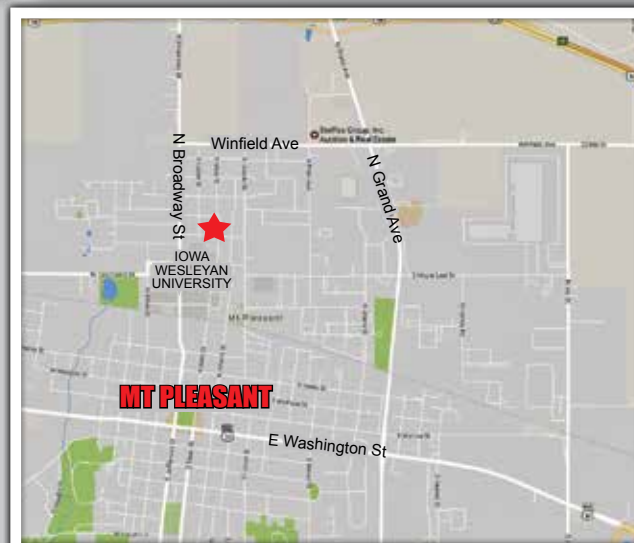
If in the future a site clean-up is required it shall be at the expense of the buyer.

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.

### MT. PLEASANT, IA

Auction held onsite at 201 West Second, Mt. Pleasant, Iowa



### CHARLOTTE E. SCARFF ESTATE

Monte Scarff – Co-Executor

Kelly Scarff – Co-Executor

Gary L. Wiegel – Attorney for Estate

For details contact Lynn Richard at Steffes, 319.385.2000 or by cell 319.931.9090



**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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