

# Real Estate AUCTION



**TUESDAY, JUNE 27, 2017 | 4PM**

Open House on Tuesday, June 13th, 4-5 pm

## BEAUTIFUL HISTORIC HOME ON CORNER LOT

A Historic Site of Louisa County is the 1896 Thompson Home. This home has gorgeous natural woodwork throughout the home.

This home has 1,764 sq.ft. of living space with a large entry area showcasing a beautiful open staircase. The living room features a large mirror with pine woodwork, pocket doors & hardwood floors. The formal dining room offers bay windows, built in glass front cabinet, wood stove & hardwood floors. The kitchen has a fireplace and washer/dryer hookups. Also on the main level is a full bath.

Upstairs features four bedrooms all with hardwood floors and a walk up floored attic. The partial basement has a gas furnace, gas hot water heater & a 100 amp breaker box. The home has newer shingles & some updated wiring. The home also has a 2 car garage with opener. All situated on a 98'x128' corner lot with mature trees.

**TERMS:** 10% down payment on June 27, 2017. Balance at closing with a projected date of August 10, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of August 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/Net: \$1,424.00

**Assessed Value:** \$70,590

### 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 on site at 303 South 2nd Street.



All lines and boundaries are approximate!



## DOUGLAS R. CROSS ESTATE

Lucas Cross – Executor

William Matthews – Attorney for Estate

For more information contact Nate Larson of Steffes Group, 319.385.2000 or by cell 319.931.3944



## Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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