



Real Estate AUCTION

WED., JULY 12, 2017 | 4 PM

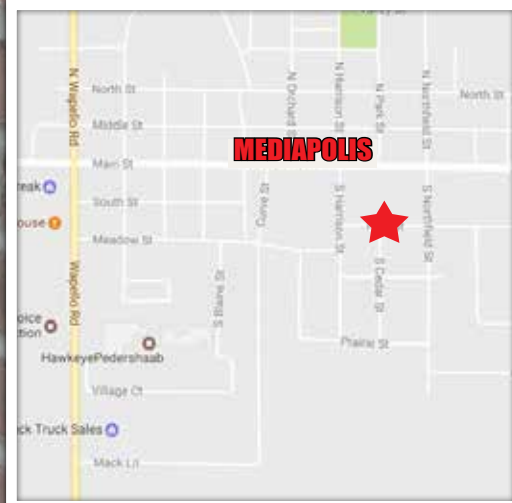
Open House on Wed., June 28th from 4-5 PM

MEDIAPOLIS, IOWA

Auction held on site at 1329 Pine Street



All lines and boundaries are approximate!



SPACIOUS BRICK RANCH HOME

Take a look at this quality built ranch home in an established neighborhood in Mediapolis. The home has 2,196 sq.ft. of space on the main level and was built in 1976. The home features a large open living room with an adjoining formal dining area with a bay window & chandelier. The spacious kitchen has an island & breakfast bar, as well as a Whirlpool side by side refrigerator, JennAir stove top, GE double oven, GE microwave & GE dishwasher.

Adjoining the kitchen is a dining area with a large stone fireplace with built in shelves. The dining area also has a sliding glass door to the 12'x21' screened in sunroom. Off of the kitchen is a laundry area with double closets and a separate 3/4 bath. The main level also has two bedrooms with double closets and a full bath.

The basement has a family room with brick fireplace, an unfinished bedroom with egress window, kitchenette with electric stove, 1/2 bath and plenty of storage space. The home amenities include a Ruud high efficient gas forced air furnace with central air, central vacuum system, gas hot water heater and a 200 amp breaker box.

The home is situated on a 220'x151' lot with mature trees and beautiful landscaping. There is an attached 2 car garage, in addition to three lawn sheds.

Included: Whirlpool side by side refrigerator, JennAir stove top, GE double oven, GE microwave, GE dishwasher, Electric stove, 3 lawn sheds.

Not included: Water softener

TERMS: 10% down payment on July 12, 2017. Balance at closing with a projected date of August 25, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of August 25, 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 \$3,892.25
 Hm. Cr. (154.56)
 Net \$3,738.00 (Rounded)
 Property has military credit

Assessed Value: \$229,600

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. 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.

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Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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

Any Announcements Made The Day Of Sale Take Precedence Over Advertising

RICHARD R. LEHNERT ESTATE

Lillian Rassi – Executor

William Mathews – Attorney for Estate

For information contact Nate Larson of Steffes Group,
 319.385.2000 or 319.931.3944 (cell)



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