

# Real Estate AUCTION



**TUESDAY, JULY 25, 2017 | 4:00 P.M.**

*Open House on Tuesday, July 11th from 4-5 pm*

## 1 1/2 STORY HOME

This home would make a great first time home or investment property. The main level has a front living room, formal dining room and bedroom. The sunken living/family room leads to the kitchen with an L shaped breakfast bar, refrigerator, dishwasher & electric stove. The bathroom has a corner tub & shower and a laundry area with washer & dryer.

The upstairs features two bedrooms and a storage room. The partial basement has a Comfort Maker high efficient gas forced air furnace with central air, gas hot water heater and a 100 amp breaker box. The home also has a screened in front porch and an attached single car garage. All situated on over 0.25 acre of land.

**Included:** Refrigerator, Dishwasher, Electric stove, Washer, Dryer

**Not included:** Water softener

**Terms:** 20% down payment on July 25, 2017. Balance at closing with a projected date of September 7, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of September 7, 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	\$889.36
Hm. Cr.	(154.56)
Net	\$734.00 (Rounded)

Property has military credit

Assessed Value: \$55,500

### 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.

## MEDIAPOLIS, IOWA

Auction held on site at 601 North Division Street, Mediapolis, Iowa



## JOAN SMITH ESTATE

Kathy E. Yoder- Executor

William R. Jahn, Jr. - Attorney for Estate

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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