

Real Estate AUCTION



WEDNESDAY, JULY 26, 2017 | 4:00 P.M.

2 STORY HOME ON DOUBLE LOT

The home has 1,860 total sq.ft. of living space and is adjacent to Grimes Elementary. The home features a kitchen with GE side by side refrigerator, gas stove, microwave, dishwasher and laundry with GE Profile front load washer & dryer. Other features of the main floor include living room with open stairway, dining room, bedroom and a full bath. The upstairs has four bedrooms.

The side porch has an aluminum wheel chair ramp. The basement has a Carrier hi efficient gas forced air furnace w/ central air, washer & dryer, electric water heater & 200 amp break box. The home is situated on a 40'x106' lot with a detached shed. The adjoining 40'x106' lot makes a nice fenced in side yard along with another detached garage with alley access and off street parking.

Included: GE side by side refrigerator, gas stove, microwave, dishwasher, chest freezer, GE Profile front load washer & dryer, Piano, Washer & dryer in basement.

TERMS: 20% down payment on July 26, 2017. Balance at closing with a projected date of September 8, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of September 8, 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 \$1,590.97
Hm. Cr. (198.53)
Net \$1,392.00 (Rounded)

Property has military credit

Assessed Value: \$76,400

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.

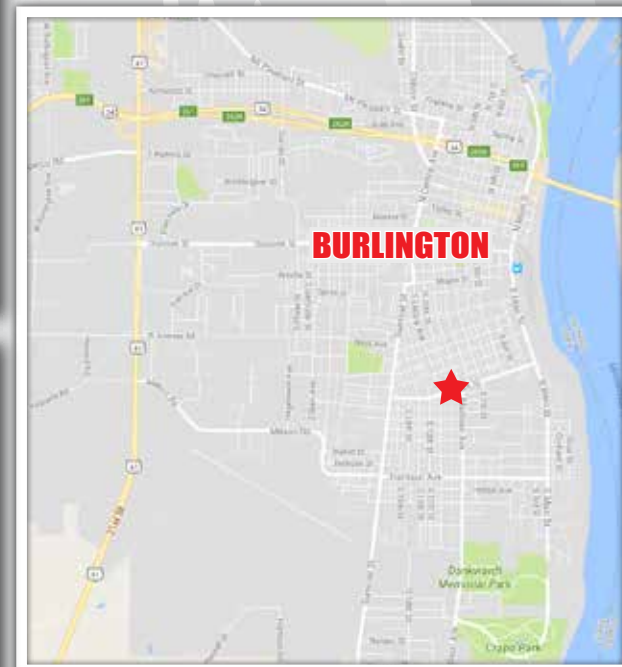
The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.

Any announcements made the day of sale take precedence over advertising.

Open House on Wednesday, July 19th, from 4-5 PM

BURLINGTON, IOWA

Auction held on site at 1113 South 9th Street



LYLE J. HUTCHINGS, JR. ESTATE

Diana Crear – Executor

Andrew Mahoney – 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

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

Any Announcements Made The Day Of Sale Take Precedence Over Advertising



319.385.2000 | SteffesGroup.com