

Real Estate AUCTION



Mediapolis, Iowa

THURSDAY, SEPTEMBER 7, 2017 | 4 PM

PREVIEW: Thursday, August 24th, from 2-3 PM

Auction to be held onsite at
219 South Northfield Street, Mediapolis, IA

RANCH STYLE HOME

This ranch style home was built in 1948 with 1,882 sq. ft. of living space. Featuring a large living room with fireplace & hardwood floors leading to the formal dining area with 2 built in corner cabinets with hardwood floors. The kitchen has hardwood floors, Frigidaire side by side refrigerator, Kenmore electric stove & dishwasher.

Also on the main level are three bedrooms, one with hardwood floors and two with carpet, along with an updated full bath with double vanities. There is a second living room adjacent to the kitchen with a ½ bath off of the living room.

The basement could be finished and has ample storage space with a laundry area with a Roper washer & electric dryer. The basement also has a Ruud high efficient gas forced air furnace with central air, an unfinished ¾ bath, a 200 amp breaker box and a sump pump with battery backup.

Enjoy your time on the 17'x22' deck overlooking the shaded backyard with vinyl fence. The home has an attached two car garage w/ opener & gas heater. All situated on a 112'x180' lot with mature trees.

Included: Frigidaire side by side refrigerator, Kenmore electric stove & dishwasher, Roper washer & electric dryer, Portable shed

Terms: 10% down payment on September 7, 2017. Balance at closing with a projected date of October 6, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 6, 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.

Gross	\$2,439.08
Hm. Cr.	(154.47)
Net	\$2,284.61

Assessed Value: \$134,500

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.

Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited. 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.

Steffes Group, Inc. is representing the Seller.

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



All lines and boundaries are approximate.

JANET BECKMAN

William R. Jahn, Jr. – Attorney

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



Steffes Group, Inc.

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