

Real Estate AUCTION



WEDNESDAY, SEPTEMBER 27, 2017 | 4 PM

Open House on Wed., September 13th, from 4-5 PM

NEW LONDON, IOWA

Auction held on site at 700 South Pine, New London, IA

THREE BEDROOM RANCH STYLE HOME ON 3.29 ACRES M/L

This three bedroom ranch style home was built in 1963. It has 1,362 sq. ft. of living space on the main level with an additional 10'x33' entry breezeway. The home features a living room with brick fireplace & vaulted ceilings. There is an adjoining dining area and bonus room with a sliding glass door to the breezeway. The kitchen has a built in oven & stove top and a dishwasher. The main level also features three bedrooms and a full bath with double vanity.

The walkout basement has a 10'x22' sunroom, along with a family room with fireplace, kitchen cabinets & sink, a bedroom, full bath, laundry room and a storage room. There is a Lennox Pulse hi efficient gas forced air furnace with central air. Home is serviced with city water, city gas, fuse box and a gas hot water heater.

Enjoy the large country setting with 3.29 acres M/L and a pond. The home also has an attached 2 car garage with a concrete driveway. The property is located within the city limits and is zoned Commercial 2, which allows commercial/business opportunities.

Included: Built in oven & stove top, Dishwasher

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

Possession: Projected date of November 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.

Gross/Net: \$3,108.00
Assessed Value: \$145,050

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.

It shall be the buyer's responsibility and expense to inspect, repair and/or update the septic system and acquire the DNR Time of Transfer certificate for the septic system. This shall be done prior to closing.

The seller shall not be obligated to furnish a survey.

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.

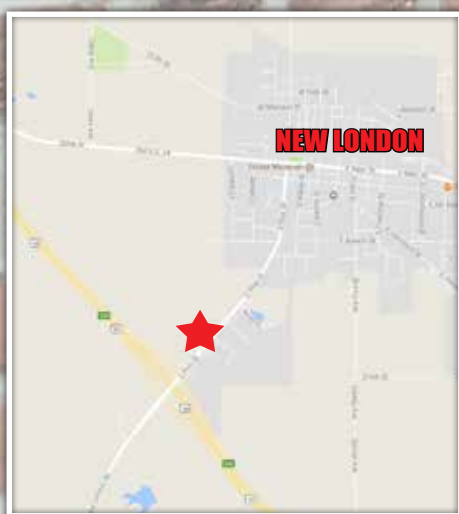
Any announcements made the day of sale take precedence over advertising.



Can't make it to the auction? Online Bidding will be offered on this home!



All lines and boundaries are approximate!



S&A LAND PROPERTIES, LLC
Dennis Puckett – Attorney for Seller

For information contact Terry Hoenig of Steffes Group,
319.385.2000 or by cell 319.470.7120



Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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