

Real Estate AUCTION



Auction to be held onsite at
2069 Highland Avenue, Burlington, IA

THURSDAY, OCTOBER 5, 2017 | 4 PM

PREVIEW: Thursday, September 21st, from 4-5PM

1 1/2 STORY THREE BEDROOM HOME

This home was built in 1888 with 1,941 sq.ft of total living space. The main level highlights include a front living room, formal dining room with pocket doors, and a bedroom with a corner shower. The kitchen has a refrigerator, gas stove, washer & dryer. There is also a 1/2 bath off of the kitchen. The upstairs has two bedrooms and a full bath.

The basement has a Payne high efficient gas forced air furnace, high efficient gas hot water heater and a fuse box. The home is situated on a 80'x140' double lot with mature trees and alley access.

Include: Refrigerator, Gas stove, Washer, Dryer, Window air conditioner.

Not included: Upright freezer

TERMS: 20% down payment on October 5, 2017. Balance due at closing with a projected date of November 20, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 20, 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: \$1,398.11

Homestead Cr.: (\$200.66)

Net: \$1,196.00 (rounded)

Property currently has military tax credit.

2017 Assessed Value: \$65,000

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.



SHIRLEY E. HALES ESTATE

Farmers & Merchants Bank & Trust – Executor

Kelli S. Johnson – Trust Officer

Sara L. Haas – Attorney for Estate

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



Steffes Group, Inc.

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