

Real Estate AUCTION



Auction to be held onsite at
223 North Gertrude Street, Burlington, IA

THURSDAY, OCTOBER 5, 2017 | 5 PM

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

COZY TINY HOUSE

You've seen them on TV, now you can own your own Tiny House! This would make a great first home or investment property. The home was built in 1930 with 534 sq.ft. of living space.

This tiny house could be your next project. The floor plan includes a living room, two bedrooms, a full bath and a kitchen with a side by side refrigerator, gas stove, built in microwave & dishwasher.

The basement has a Heil high efficient gas forced air furnace, an electric water heater, laundry hookups, sump pump and a breaker box. All situated on 60'x116' lot.

Included: Refrigerator, Stove, Microwave, Dishwasher, Window air unit

TERMS: 20% down payment on October 5, 2017. Balance 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/Net: \$496.00
2017 Assessed Value: \$20,800

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.



ROBERT J. MORANIEC ESTATE

Mary Henry & Dominic Moraniec – Administrators

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.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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