



Real Estate AUCTION



THURSDAY, OCTOBER 26, 2017 | 4:00 P.M.

Open House on Thursday, October 12th from 4-5 PM

COUNTRY ACREAGE ON 2.28 ACRES M/L

An opportunity to move to the country with this affordable acreage in a park like setting with mature trees. This ranch style home was built in 1956 with 1,192 sq.ft. of living space. The home has a large front living room with dining area, three bedrooms and a full bath. The kitchen offers a breakfast bar, refrigerator & gas stove with an adjacent laundry/utility room with washer, dryer, Lennox high efficient gas forced air furnace & central air, gas hot water heater and a 100 amp breaker box.

The home has an attached single car garage, a detached garage/workshop with wood stove, car port and a garden shed with a lean to. Other home services include a well, a crawl space and a 500 gallon LP tank. All situated on 2.28 acres M/L.

Included: Refrigerator, Stove, Washer, Dryer, Deep freeze, 500 gal. LP tank, Satellite dish

Not included: Personal Property

TERMS: 10% down payment on October 26, 2017. Balance due at closing with a projected date of December 8, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

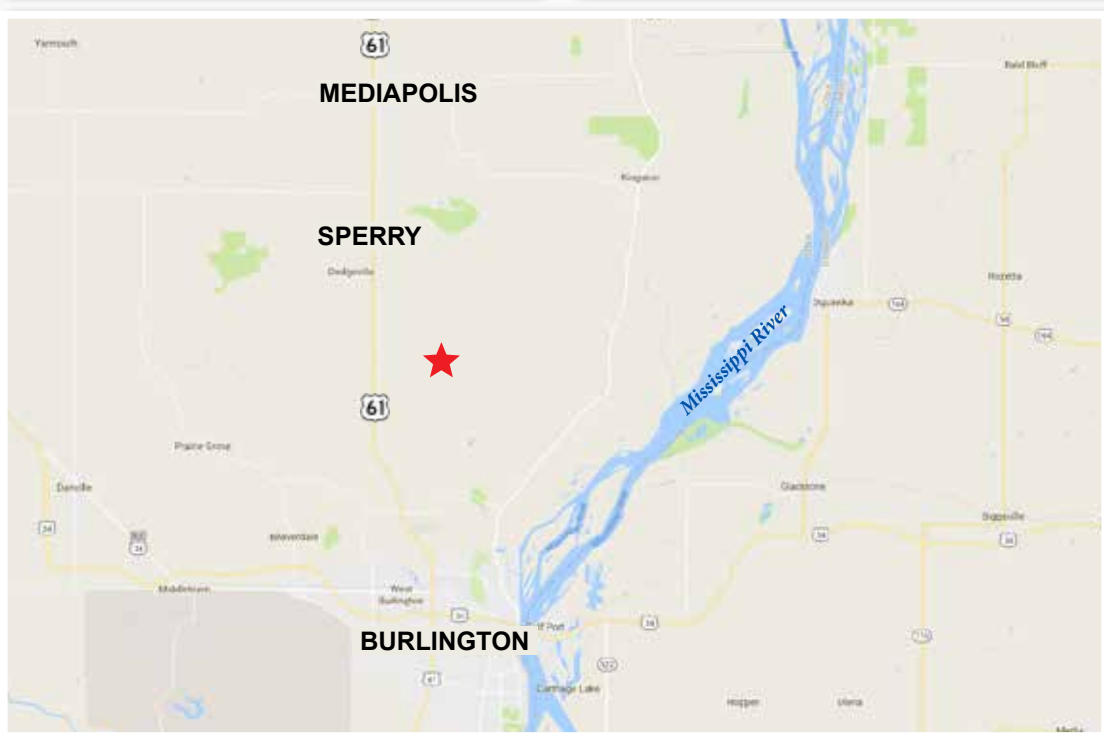
POSSESSION: Projected date of December 8, 2017.

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.

Gross \$1,147.42
Hm. Cr. (118.83)
Net \$1,028.00 (Rounded)

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.
- Due to this being a conservatorship, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Des Moines County & Iowa Laws & regulations.
- The seller shall not be obligated to furnish a survey.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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.



BURLINGTON, IOWA

Auction located 7 miles north of Burlington on Highway 61, then 1 1/2 miles east on 160th Street to 10958 160th Street, Burlington, Iowa



JANICE E. HAWK CONSERVATORSHIP

Farmers & Merchants Bank & Trust – Co-Conservator

Kelli S. Johnson – Trust Officer

Leon Westerbeck – Co-Conservator

Sara L. Haas – Attorney for Conservatorship

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

