

Real Estate

AUCTION

BURLINGTON, IOWA
Auction to be held onsite
at 1433 Thul Street.



THURSDAY, OCTOBER 26, 2017 | 2:00 P.M.

Open House on Thursday, October 12th from 2-3 PM



3 BEDROOM 2 STORY HOME

This property presents a unique opportunity for someone that wants to dive in and flip a house! This home is in need of renovating and updating.

The home has 1,274 sq. ft. of living space on two levels. The main level has a living room, dining room, bedroom and a kitchen with gas stove. Off of the kitchen is a 1/2 bath and a closet with washer/dryer hookups and an electric water heater. The second level has two bedrooms, a full bath and a storage room.

The home also has a front & back enclosed porches and a partial basement with an electrical breaker box. The home is situated on a 40'x120' lot with Gnahn Street access.

Included: Gas stove, Portable shed

TERMS: 20% down payment on October 26, 2017. Balance due at closing with a projected date of November 27, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 27, 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 \$303.89

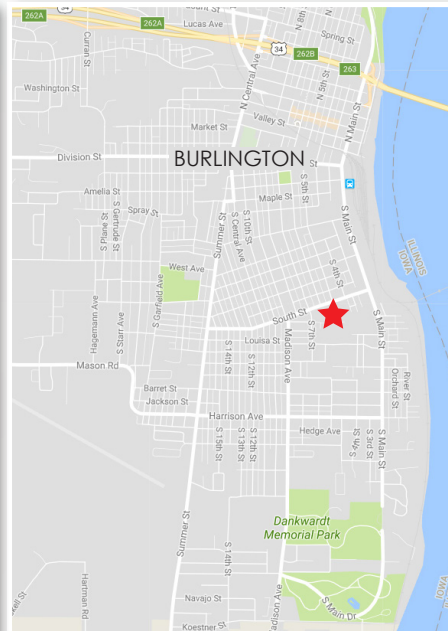
Homestead Cr. (\$200.66)

Net \$104.00 (Rounded)

2017 Assessed Value: \$13,200

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.



LAWRENCE W. HYMES ESTATE

Amanda DeCoursey - Executor

David D. Beckman - Attorney for Estate

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



Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

Licensed to sell in IA, MN, ND, SD, MO, & IL

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