

Real Estate AUCTION

FT. MADISON, IA
Auction held on site at 1403 36th Street



FRIDAY, DECEMBER 8, 2017 | 3 PM

Open House on Monday, November 27th, from 3-4PM



LARGE 3 BEDROOM RANCH STYLE HOME

This home was built in 2002 with 1,800 sq.ft. of living space on the main level. The home features a spacious living room, kitchen with gas stove, dishwasher & island along with an adjoining dining area. The home offers a large master bedroom with two closets, master bath with tub, shower & double vanity. Also on the main level are two bedrooms, full bath, office/den and a laundry room with Whirlpool washer & dryer.

The full unfinished basement is ready to be finished and is stubbed for a potential bath. Home amenities include a high efficient gas forced air furnace with central air, electric water heater and a 200 amp breaker box.

The large 36'x36' 3 car attached garage is insulated and has (3) 7'x9' garage doors with power openers and has a basement stairway. The home has a concrete driveway along with a concrete porch with vinyl railing. All situated on a 100'x156' corner lot and is zoned R-4.

Included: Washer, Dryer, Stove, Dishwasher

TERMS: 10% down payment on December 8, 2017. Balance due at closing with a projected date of January 22, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of January 22, 2018.

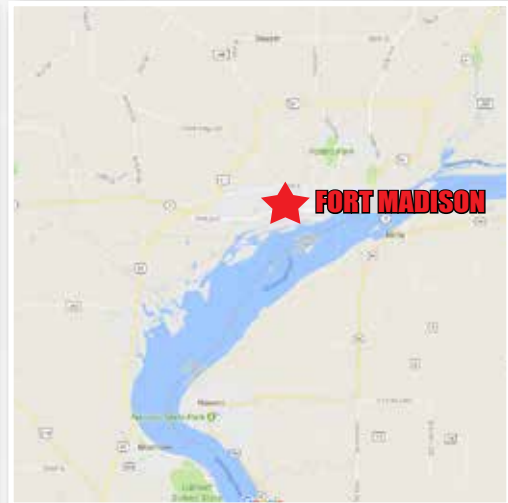
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes
Gross \$2,256.99
Homestead Cr. (\$195.66)
Net \$2,062.00 (rounded)
Property currently has military tax credit.

2017 Assessed Value: \$111,250

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.
- 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.



BERTHA H. COPELAND

Melissa Copeland – POA

Robert N. Johnson III – 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

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

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