

# Real Estate

## AUCTION

### MUSCATINE, IOWA

Auction held onsite at  
1307 East 4th Street.



## WEDNESDAY, JANUARY 24, 2018 | 4:00 P.M.

Open House on Wednesday, January 10th, from 4-5PM



### Brick 3 Bedroom, 1 1/2 Story Home

This well maintained brick home was built in 1950 with 1,040 sq.ft. of space on the main level. The home features an open living/dining room, and kitchen with electric stove, microwave & dishwasher. Also on the main level are two bedrooms (one with hardwood floors) and a full bath.

The upstairs offers a large bedroom with closets and ample storage areas. The full unfinished basement has space for a family room along with a Ruud high efficient gas forced air furnace with central air, electric hot water heater, 200 amp breaker box, laundry hookups, sink & stool.

The large attached breezeway is finished with cabinets & vinyl flooring and connects the home to the attached single car garage. The home has vinyl replacement windows and new shingles in 2016. Situated on a 40'x90' lot.

**INCLUDED:** Stove, Microwave, Dishwasher

**NOT INCLUDED:** (2) Refrigerators, Washer, Dryer, All Personal Property

**TERMS:** 10% down payment on January 24, 2018. Balance due at closing with a projected date of March 9, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of March 9, 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.

Gross	\$2,421.54
Homestead Cr.	(\$192.38)
Net	\$2,230.00 (rounded)

Property currently has military tax credit.

2017 Assessed Value: \$116,680

#### 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.

#### ONLINE ONLY HOUSEHOLD AUCTION

First item closes: Wednesday, January 17 at 5 PM. The furniture, collectibles, household items & lawn & garden items will be sold on an online only auction. View more details at [SteffesGroup.com](http://SteffesGroup.com)

### LINNIE A. BOHLING

John R. Eichelberger – Attorney for Seller

For details contact Russ Lamp at Steffes, 319.385.2000  
or by cell 319.212.0774



### Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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

Any Announcements Made The Day Of Sale Take Precedence Over Advertising



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