



Real Estate AUCTION

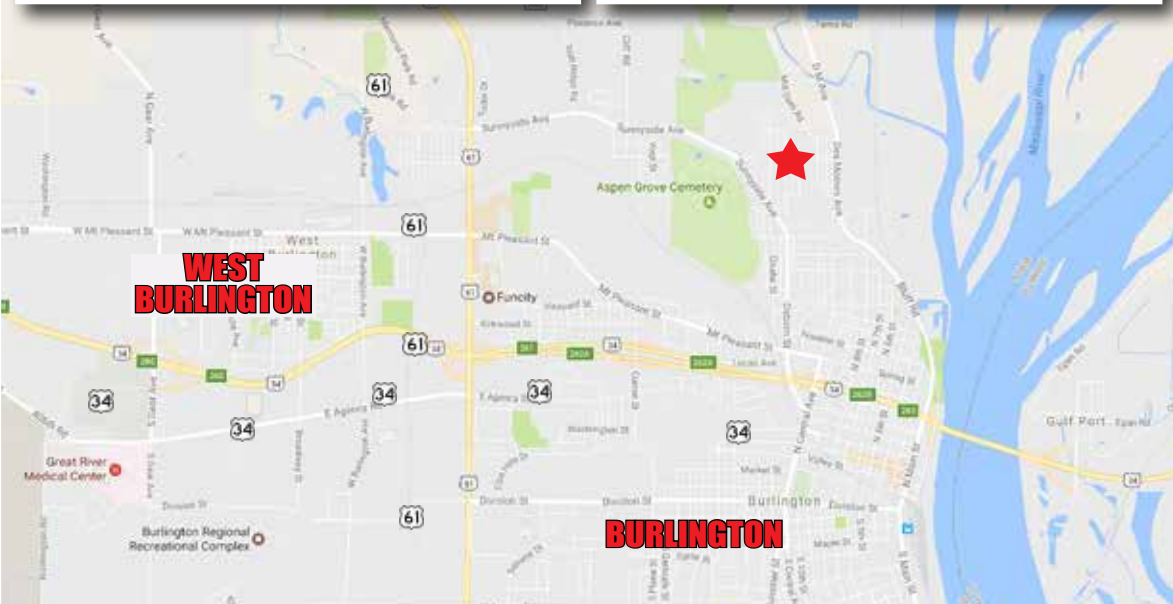
BURLINGTON, IOWA
Auction held onsite at
1301 Birdie Street.

THURSDAY, FEBRUARY 1, 2018 | 4:00 P.M.

Open House on Thursday, January 18th from 4-5PM



All lines and boundaries are approximate.



1 1/2 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 1,474 sq.ft. of living space on two levels. The main level offers a living room with hardwood floors, dining room with hardwood floors, potential kitchen, 1/4 bath, enclosed back porch & a 14'x19' deck. The second level has three bedrooms and a bath.

The basement includes a gas forced air furnace with central air, gas hot water heater, 100 amp breaker box, washer and electric dryer. All situated on a 66'x119' corner lot.

INCLUDED: Washer, Dryer

TERMS: 20% down payment on February 1, 2018. Balance due at closing with a projected date of March 19, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of March 19, 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/Net Taxes: \$952.00

2017 Assessed Value: \$41,700

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.



Steffes Group, Inc.

2245 Bluegrass Road, 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

**DES MOINES COUNTY SOUTHEAST
IOWA NARCOTICS TASK FORCE**

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



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