

Des Moines County Real Estate

AUCTION

West Burlington, Iowa
Auction held on site 402 Leffler Street.



WEDNESDAY, MARCH 28, 2018 AT 4:00PM

Open House on Wednesday, March 14th, from 4-5PM

1 1/2 Story Three Bedroom Home

This property presents an opportunity for someone who wants to dive in and flip a house! The home has 1,180 sq.ft. of total living space. The main level includes a large living/dining room with hardwood floors, bedroom with French doors & hardwood floors and a full bath. The kitchen has a pantry, refrigerator, gas stove and dishwasher.

The upstairs offers two bedrooms with hardwood floors. The basement has a gas forced air furnace, hot water heater(not hooked up) and a 100 amp breaker box. Other amenities include replacement windows, fenced backyard and a single car garage with alley access. All situated on a 50'x120' corner lot.

INCLUDED: Refrigerator, Stove, Dishwasher

TERMS: 20% down payment on March 28, 2018. Balance due at closing with a projected date of May 11, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of May 11, 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.

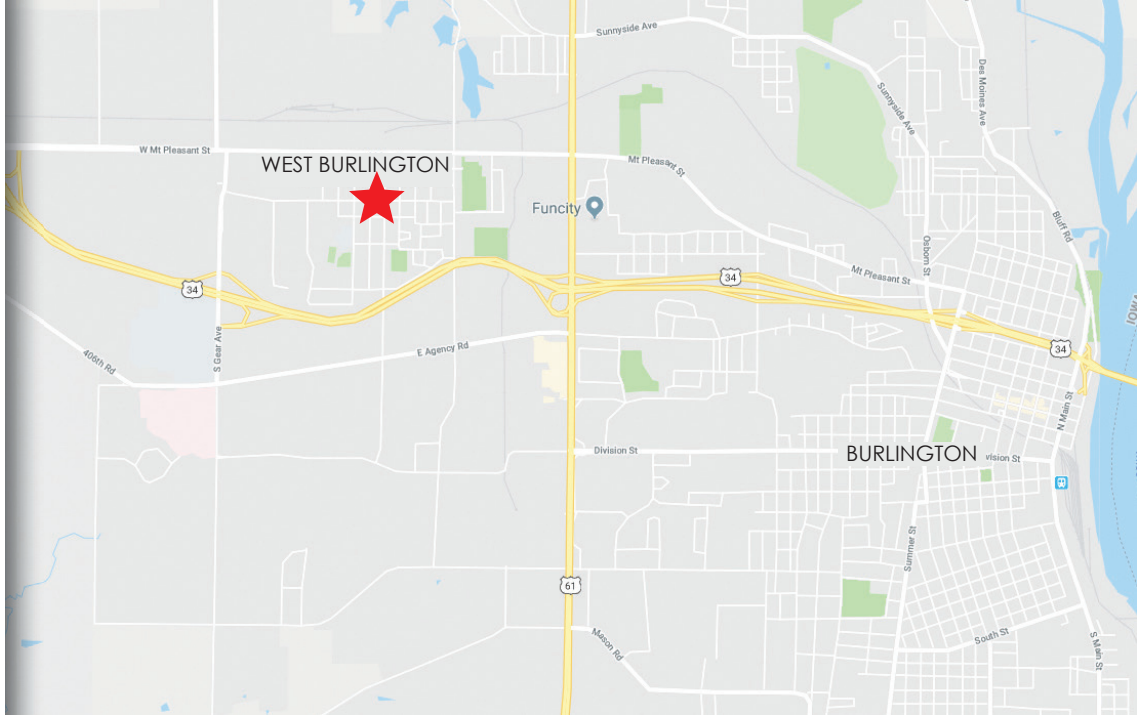
Real Estate Taxes

Gross	\$1,094.84
DSC Cr.	(\$838.00)
Homestead Cr.	(\$161.08)
Net	\$96.00 (rounded)

Assessed Value: \$60,300

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.



BETTY JO FRANK ESTATE

Farmers & Merchants Bank & Trust – Executor

Kelli S. Johnson – Trust Officer | Mitchell L. Taylor – Attorney for Estate

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



SteffesGroup.com

Steffes Group, Inc., 2245 Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

