

Des Moines County Real Estate **AUCTION**



1307 South 10th Street
Burlington, Iowa
Held on site

THURSDAY, APRIL 12, 2018 AT 4:00PM

Cozy One Bedroom Home

This cozy one bedroom home has 560 sq.ft. of total living space. The main level includes a kitchen with refrigerator & stove, living room, bedroom, ½ bath off of the kitchen and a laundry room with washer, electric dryer, bath tub and storage space.

The partial basement has an Amana high efficient gas forced air furnace and a gas hot water heater. There is a storage shed in the backyard and alley access. The home is situated on a 30'x117' lot.

Terms: 20% down payment on April 12, 2018. Balance due at closing with a projected date of May 25, 2018, upon delivery of merchantable abstract and court officer deed and all objections have been met.

Possession: Projected date of May 25, 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.

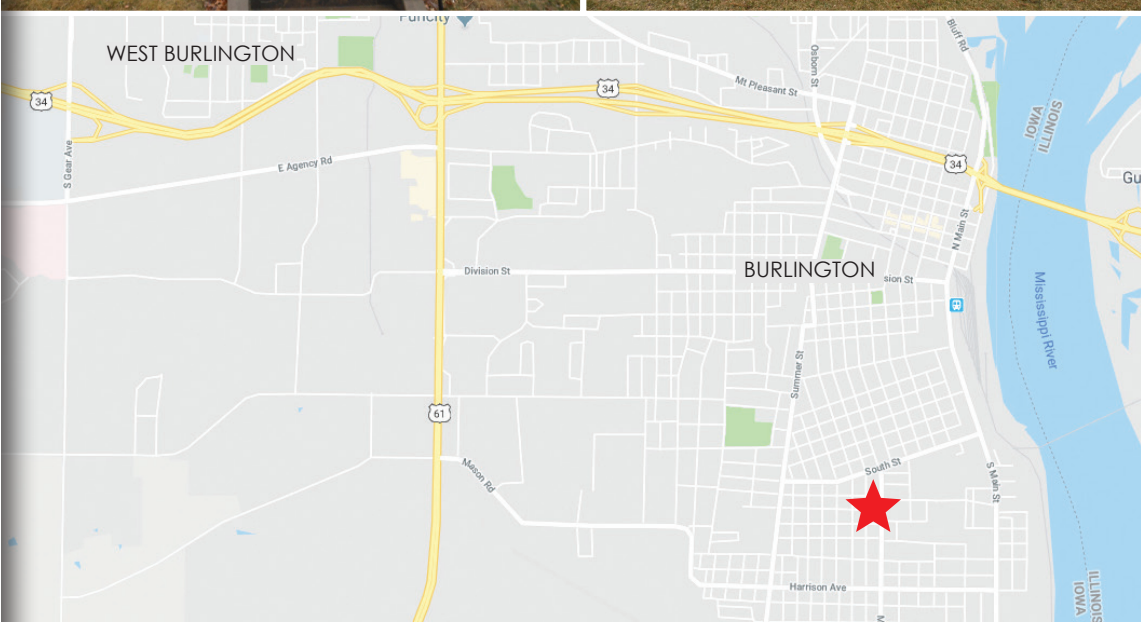
Gross	\$459.42
Homestead Cr.	(\$200.66)
Net	\$258.00 (rounded)

Assessed Value: \$20,200

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.
- 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.

Open House on Thursday, April 5th, from 4-5PM



MABLE VIOLA BEGHTOL CONSERVATORSHIP
Corridor Care Management – Conservator
Sara L. Haas – Attorney for Conservatorship
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

