

Des Moines County Real Estate

AUCTION

Burlington, Iowa

Held on site at 538 South 10th Street



THURSDAY, APRIL 26, 2018 AT 4:00PM

Open House on Thursday, April 19th, from 4-5PM

Brick Three Bedroom Home

This property would make a great investment opportunity. The home has 1,996 sq. ft. of total living space. The main level includes a living room with a fireplace (non working), large dining room and main level laundry room with 3/4 bath. The updated kitchen includes tiled floor and a bonus room and enclosed porch off of the kitchen.

The open stairway leads to three bedrooms upstairs and a full bath with tiled floor. The basement has two Amana high efficient gas forced air furnaces, gas hot water heater and a breaker box. Situated on 3 lots totaling 120'x106' with off street parking and Zoned R4.

INCLUDED: Personal Property in basement

NOT INCLUDED: Dog Kennel

TERMS: 20% down payment on April 26, 2018. Balance due at closing with a projected date of June 11, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of June 11, 2018.

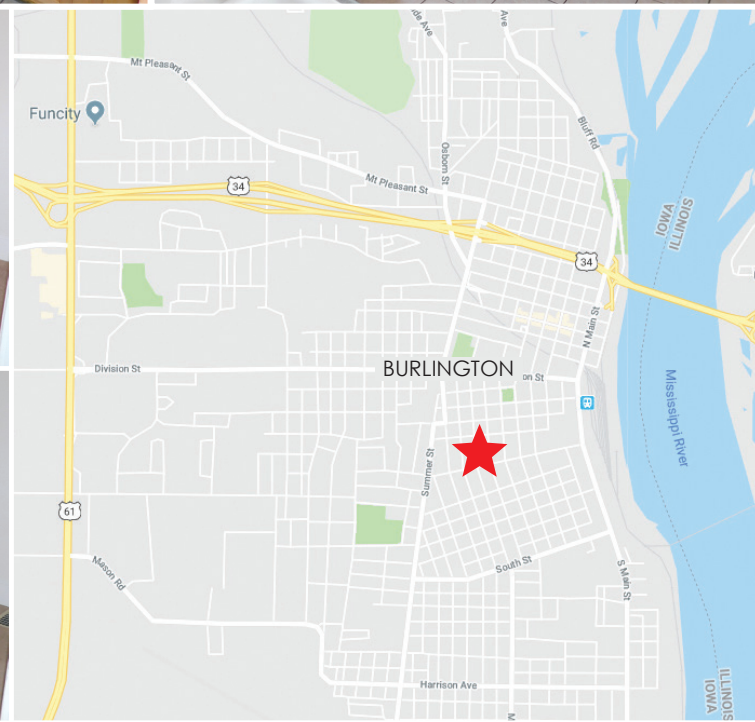
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross / Net: \$1,588

Assessed Value: \$70,000

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.



CYNTHIA J. BOWEN

Sara L. Haas – Attorney for Seller

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



SteffesGroup.com

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

