

Real Estate & Antique AUCTION



310 South Locust *Winfield, Iowa*
 auction held on site

TUESDAY, JUNE 12, 2018 AT 3PM

**Real Estate
Sells First!**

MODERN TWO BEDROOM HOME

Don't miss your chance to own this modern two bedroom ranch home built in 2009 with 1,432 sq.ft. of living space. Enjoy all the conveniences this home has to offer, including main level living. The home features an open floor plan with a large living room and dining room with sliding glass door to the concrete patio with awning. Kitchen features include birch cabinets, breakfast bar, side by side refrigerator, electric stove & dishwasher. Adjacent to the kitchen is an office/laundry room. The master bedroom offers a bathroom with shower and step in closet. The second bedroom offers a double closet, along with an adjacent full bathroom.

Other amenities of the home include an oversized two car garage with a storage room, gas forced air furnace & central air, and a 24'x40' detached building. All situated on a large corner lot.

Included: Refrigerator, Stove, Dishwasher

Not included: Washer, Dryer, All personal property

Terms: 10% down payment on June 12, 2018. Balance due at closing with a projected date of July 27, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of July 27, 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	\$1,991.18
Hm. Cr.	(160.97)
Net	\$1,830.00 (rounded)

Home currently has Military Exemption

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 Tuesday, May 29th, 4-5pm



VEHICLE

2005 Dodge Stratus SXT, 132,000 miles, 4 door, 6 cyl., automatic, air, electric windows, One owner

ANTIQUES & COLLECTOR ITEMS

2 wash stands; 4 drawer chest w/kerchief boxes & mirror; Oak stand w/drawer & doors; Russian nesting dolls; Accent tables; Ornate corner table; Indian pot; MANY antique dishes; Royal Doulton Toby jugs (various sizes); Real Old Willow cups & saucers; What not shelves; Numerous pieces of jewelry; Tapestries; Nut crackers; Sheet music; Books; Bird & many other figurines; Several whale lamps (pr. green); Candle stick holders; Mirror; Milk glass; Pattern glass; Orrefors Sweden figurine; Ruby red figurines; Lorcchamp, France teapot, plate & creamer & sugar; Small Goebel vase; Ivorex blue glassware, Salt & peppers; Picture frames; Pitchers, cups/saucers; Cake plates & knickknacks; Few crocks & jugs; Floor lamp; Snow globes; Primitives; Large collection of unusual items plus many boxes not yet opened

FURNITURE, WASHER, DRYER & AIR COMPRESSOR

French provincial davenport; Brown loveseat (1 yr.) glider; Nice oak frame curio cabinet; Several open book shelves; Two dbl beds; Swivel rocker; 9 drawer dresser w/mirror; Oak dining room table & chairs; Buffet; Black swivel office chair; Computer desk; Bedding & linens; Small drop leaf table; Whirlpool automatic washer; GE electric dryer; Emerson microwave; Yamaha keyboard w/stand; Hassock; Table & floor lamps; Quilt rack; 2 jewelry cabinets; Sanyo portable tv; Aluminum step ladders; Shop vac; Bronco 6 gal. air compressor; Battery charger; Lawn chairs; Folding table & chairs; Hand & garden tools; Many misc. items



MARVIN R. LAMBERT | Seleta A. Bainter – Attorney for Seller
 For details contact Lynn Richard of Steffes Group, 319.385.2000, or by cell 319.931.9090



SteffesGroup.com

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