



Des Moines County Real Estate

AUCTION

West Burlington, Iowa
Auction held on site 417 Leffler Street.



WEDNESDAY, JULY 11, 2018 AT 4:00PM

Open House on Wednesday, June 27th, from 4-5PM

1 1/2 Story Three Bedroom Home

This three bedroom home would make a great home to live in or an investment opportunity. The home has 1,118 sq.ft. of total living space. The main level includes a large living room, dining area and bedroom all with laminate flooring. The kitchen has a gas stove and laundry area. The main level also has a bathroom and enclosed back porch.

The upstairs has two bedrooms and a landing area all with carpet. The partial basement has an Amana hi efficient gas forced air furnace & gas hot water heater. Other amenities of the home include newer replacement windows, newer shingles and 100 amp breaker box. The 50'x140' lot has alley access and a portable utility shed is included.

INCLUDED: Portable shed, Stove

TERMS: 10% down payment on July 11, 2018. Balance due at closing with a projected date of August 24, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of August 24, 2018.

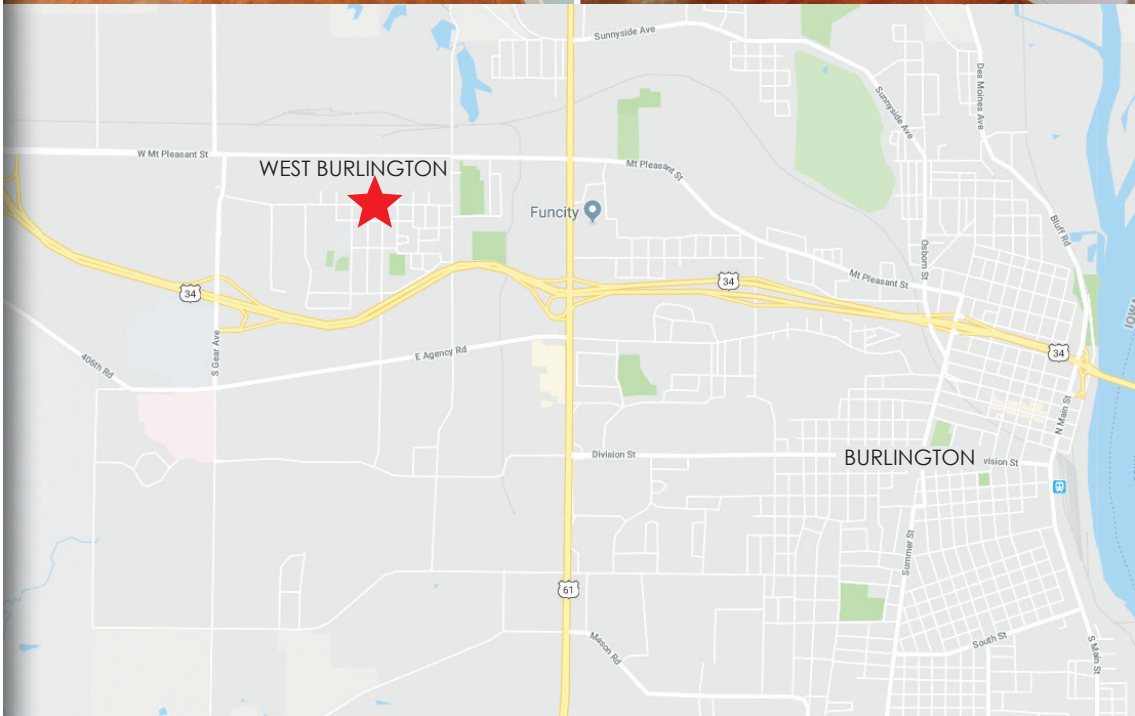
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes

Gross	\$603.19
Military Credit	(\$61.50)
Homestead Cr.	(\$161.07)
Net	\$380.00 (rounded)

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.



SARANN A. MCMILLAN RIED ESTATE

Lisa M. Ried – Administrator

Andrew L. Mahoney – Attorney for Estate

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



SteffesGroup.com

Steffes Group, Inc., 2245 East 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

