



Des Moines County Real Estate **AUCTION**

Burlington, Iowa

Auction held on site 1409 Spray Street



WEDNESDAY, JULY 11, 2018 AT 5:00PM

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

1 Story Two Bedroom Home

Here is a chance to buy a home that would make a great investment as a first home or rental property! This home has 1,057 sq.ft. of space on the main level. The living room features a fireplace with a built in lead glass bookcase. The formal dining room has a built in buffet cabinet with lead glass. Both the living & dining rooms have carpet with hardwood floors underneath. The kitchen has a built in stove & counter top range along with washer & dryer hookups.

The main level also offers two bedrooms and a full bath. There is a walk up floored attic for additional storage. The basement has a workshop and storage area. Home amenities include a gas forced air furnace, gas hot water heater and a 100 amp breaker box. Situated on an approximately 55'x105' irregular shaped lot with a fenced backyard & lawn shed.

INCLUDED: Lawn shed, (2) Window air units

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.

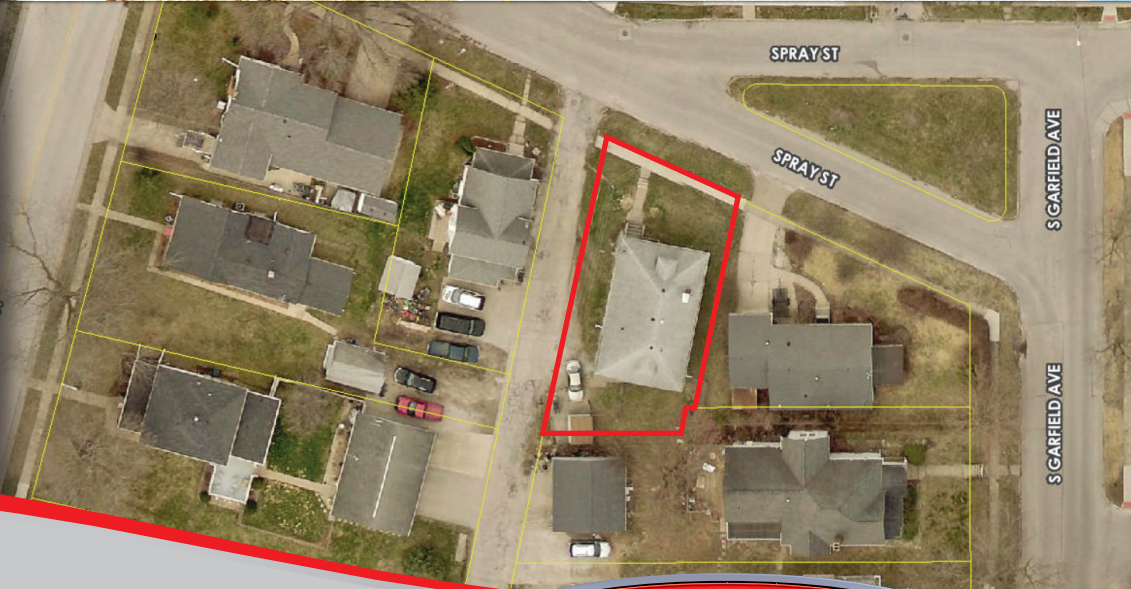
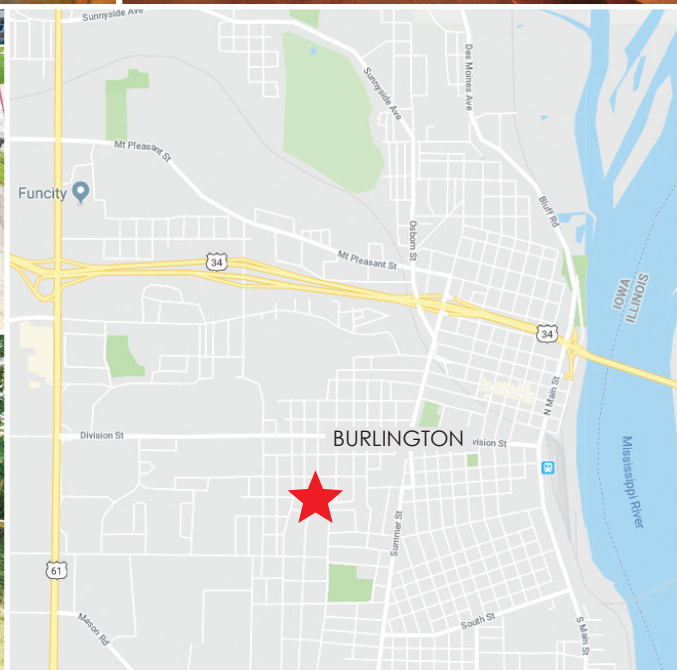
POSSESSION: Projected date of August 24, 2018.

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	\$638.44
Homestead Cr.	(\$200.66)
Net	\$438.00 (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.



ROSEMARY ANN HARMON ESTATE

Jamie Lohmann – Executor

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

