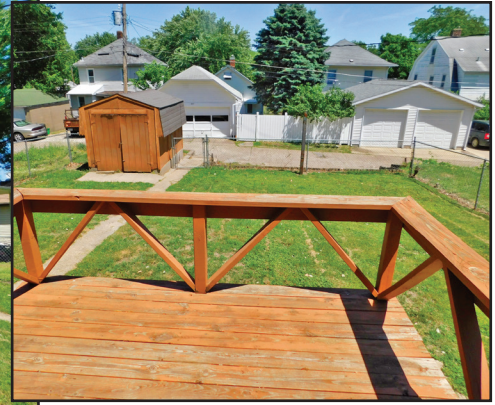


Des Moines County Real Estate

# AUCTION

*Burlington, Iowa*

Auction held on site 630 McKinley Avenue



**WEDNESDAY, JULY 11, 2018 AT 6:00PM**

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

## Two Story Three Bedroom Home

Take a look at this home with great curb appeal with a concrete front porch with vinyl railing and landscaping. This home is move in ready with new flooring throughout the home! The home has 1,262 sq.ft. of total living space on two levels. The main level features a living room, kitchen with Whirlpool refrigerator, Maytag gas stove, Whirlpool dishwasher and Maytag microwave. Kitchen opens into the formal dining area. Full bath on the main level. The upstairs offers three bedrooms, one with a 1/2 bath.

Spend your evenings on the back deck overlooking the fenced backyard with portable shed. The basement has Amana washer & gas dryer, SpacePak electric furnace w/ central air, gas hot water heater and a 200 amp breaker box. Situated on a 42'x110' lot with alley access.

**INCLUDED:** Whirlpool refrigerator, Maytag gas stove, Whirlpool dishwasher, Maytag microwave, Amana washer, Amana Dryer, Portable shed

**TERMS:** 10% down payment on July 11, 2018. Balance due at closing with a projected date of August 27, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

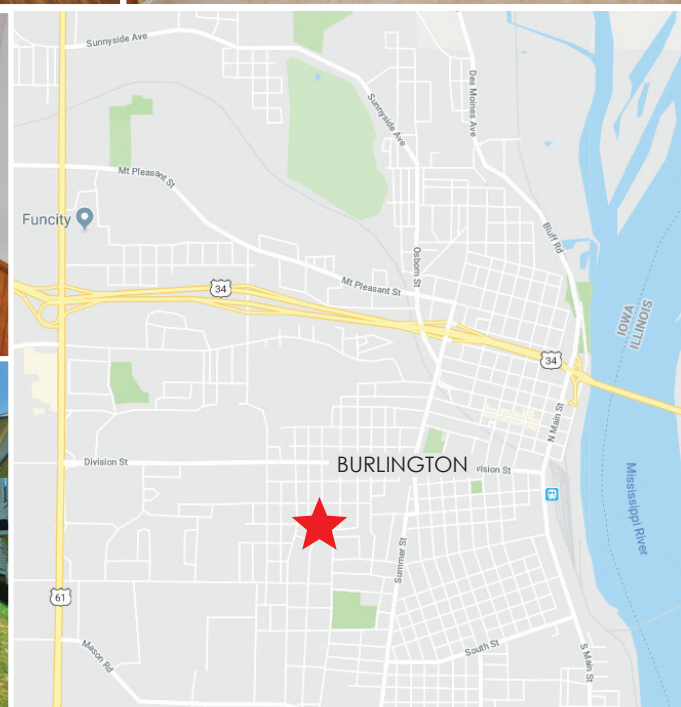
**POSSESSION:** Projected date of August 27, 2018.

**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 \$1,349.86  
Homestead Cr. (\$200.66)  
Net \$1,150.00 (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.



**GARY E. & MARILYN S. MELLER**

William J. Cahill - Attorney for Seller

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

