

# TIMED ONLINE AUCTION

370 Meadow Street  
Niota, Illinois



**OPENS: Tues., August 14th / Closes: Tues., August 21, 2018 at 4PM**

**Open House on Tuesday, August 14th from 4-5pm**

## THREE BEDROOM HOME

Take a look at this affordable three bedroom home with 876 sq.ft. of living space. The home features a large living & dining room, three bedrooms and a full bathroom. The kitchen offers an island, pantry room, Frigidaire French door refrigerator and Whirlpool electric stove. Off of the kitchen is the laundry room with washer & dryer hookups.

Partial basement with Amana gas forced air furnace, electric water heater and a 100 amp breaker box. There is a 22'x32' detached garage, all situated on a 100'x150' lot.

**INCLUDED:** Frigidaire refrigerator, Whirlpool electric stove, Window air unit

**TERMS:** 20% down payment on August 21, 2018. Balance due at closing with a projected date of October 5, 2018. Personal check or cash is acceptable for down payment; balance shall be paid by cash, certified check or wire transfer. Full possession will be given at the time of closing. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2017 real estate taxes, due and payable in 2018, will be paid by the seller. The 2018 real estate taxes, due and payable in 2019, will be prorated to the date of possession. Following the auction of the real estate, the successful buyer shall enter into a written contract with the seller. Said contract will be available for review prior to the close of the auction.

### SPECIAL PROVISIONS:

- This online auction will have a 10% buyer's premium, capped at a \$1,000 max. This means the buyer's premium in the amount of ten percent (10%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- 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.
- Any announcements made the day of sale take precedence over advertising.



**DWAYNE & JENNIFER FORBES**

**Closing & Representing Attorney – Sara L. Haas**

**Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C. - 319.576.7515**

**321 North Third Street, P.O. Box 1046, Burlington, Iowa 52601 - 319.576.7515**

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

