

Des Moines County Real Estate **AUCTION** TIMED ONLINE



1208 Virginia Avenue
Burlington, Iowa

OPENS: Tues., August 14th / Closes: Tues., August 21, 2018 at 5PM

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

TWO BEDROOM HOME

Here is a perfect home for the investor or first time home buyer! This two bedroom home has 744 sq. ft. of living space. The main level features a front living room with hardwood floors and pocket doors leading to the dining room. There are two bedrooms with an adjoining full bathroom. The kitchen offers a refrigerator, electric stove, dishwasher, microwave as well as a sliding glass door leading to the deck.

The basement offers plenty of storage and an outside door with walkup access. The basement also has a washer, dryer, deep freeze, Carrier gas forced air furnace, gas hot water heater and a 100 amp breaker box. Other amenities of the home include an L shaped concrete front porch, car port, two level deck and walkup attic storage. Home is situated on a 60'x120' lot.

INCLUDED: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Deep freeze

TERMS: 20% down payment on August 21, 2018. Balance due at closing with a projected date of October 5, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of October 5, 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.

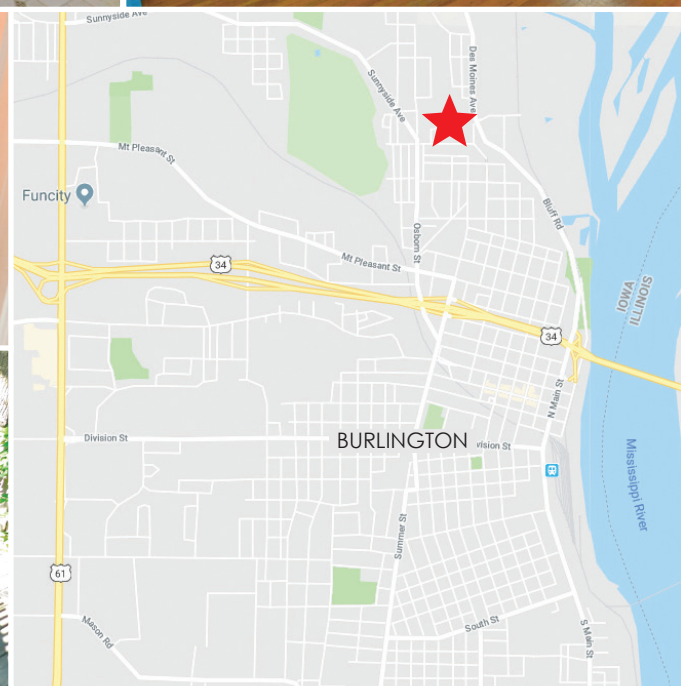
Real Estate Taxes

Gross	\$1,144.94
Homestead Cr.	(\$200.66)
Net	\$944.00 (rounded)

Assessed Value: \$50,800

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

