



# Louisa County Real Estate AUCTION

Wapello, Iowa

Auction held on site 202 North Prairie Street.



**WEDNESDAY, SEPTEMBER 5, 2018 AT 4PM**

*Open House on Wednesday, August 22nd, from 4-5PM*

## 1 1/2 Story Three Bedroom Home

Here is a home in a great location across from the Wapello High School. This three bedroom home features 1,498 sq.ft. of living space on two levels. The main level offers a large family room and kitchen with Whirlpool refrigerator, GE electric stove, Maytag washer & dryer. Also on the main level is a bedroom, front living room, dining room, full bath and a front enclosed porch. The upstairs offers two bedrooms.

The basement has a gas forced air furnace w/ central air, gas hot water heater and 200 amp breaker box. Other amenities of the home include newer shingles, fenced backyard, lawn shed and a 7'x14' deck. All situated on a 80'x84' corner lot.

**INCLUDED:** Refrigerator, Stove, Washer, Dryer, Lawn Shed

**TERMS:** 20% down payment on September 5, 2018. Balance due at closing with a projected date of October 19, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of October 19, 2018.

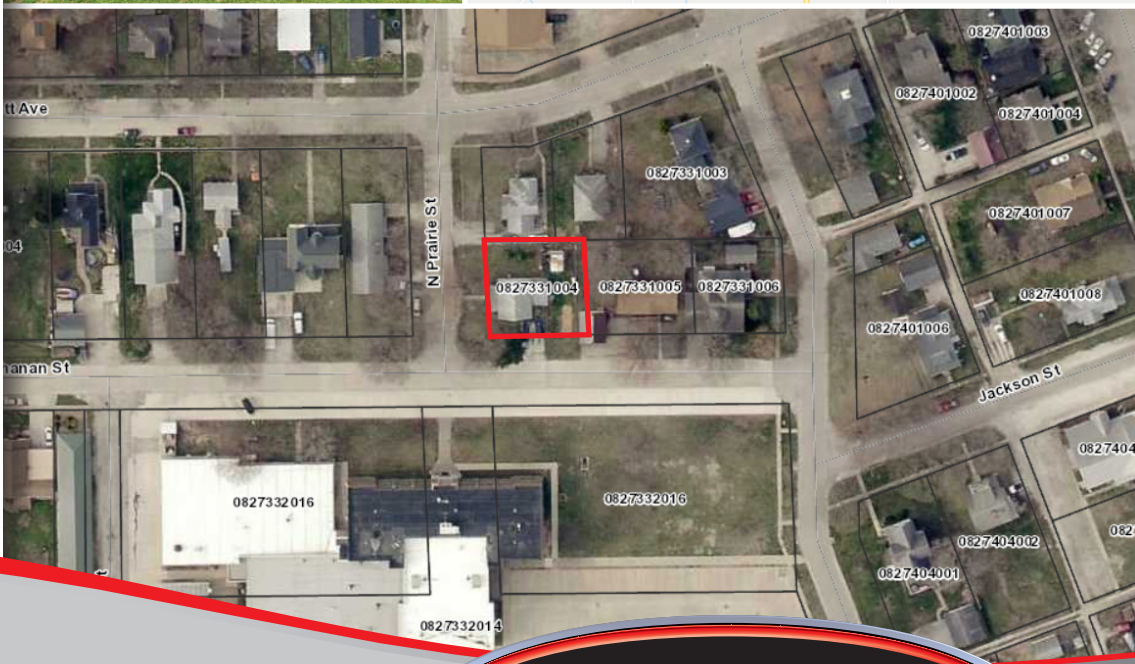
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross	\$983.97
Homestead Cr. (INCLUDES DISABLED VETERANS)	(\$983.97)
Net	\$000.00

Assessed Value: \$46,670

### 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.



**DOROTHY L. TIMMERMAN**  
William L. Matthews – Attorney for Seller

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



**SteffesGroup.com**

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Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

