

AUCTION

TIMED ONLINE



819 Emmett Street
Burlington, Iowa

OPENS: Thur., August 30th / Closes: Thur., September 6, 2018 at 5PM

Open House on Thursday, August 30th from 4-5pm

TWO BEDROOM HOME

You've seen it on TV, now here is your chance to flip a house! Bring your gloves and your masks as this house is in need of a major home renovation. This two bedroom home has 840 sq.ft. of living space and is situated on a large 80'x130' lot. The layout of the home offers two bedrooms, living room, kitchen, full bath, utility room with gas forced air furnace, gas hot water heater, washer/dryer hookups and 100 amp breaker box.

TERMS: 20% down payment on September 6, 2018. Balance due at closing with a projected date of October 22, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of October 22, 2018.

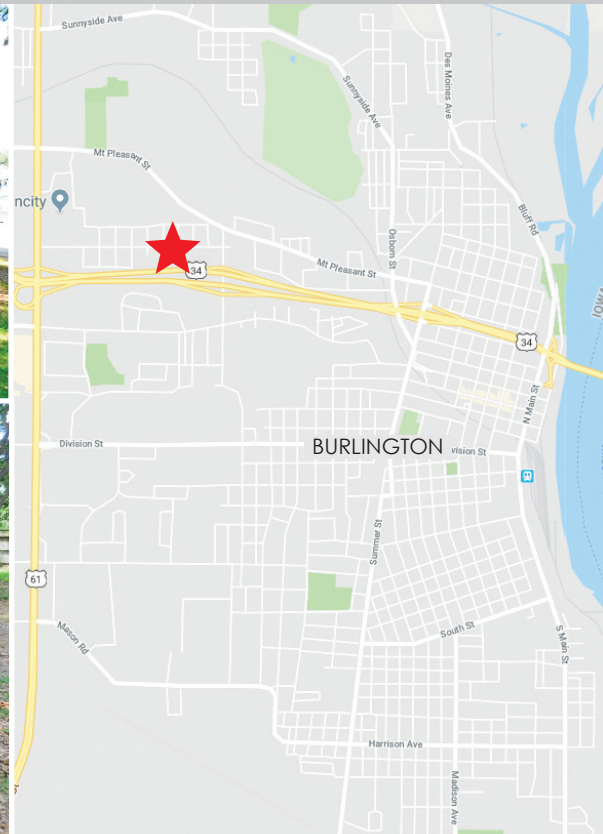
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Taxes Gross/Net: \$624.00

Assessed Value: \$27,000

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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



RICHARD F. CLUNEY SR. & CAROL M. CLUNEY

R.F. Cluney Jr. – Power of Attorney

Sara L. Haas – 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

