

Des Moines County Real Estate **AUCTION**



Burlington, Iowa
Auction held on site 105 Orchard Place

THURSDAY, OCTOBER 11, 2018 AT 4PM

Open House on Thursday, October 4th, from 4-5PM

3 Bedroom Brick Ranch Home

Check out this brick ranch style home in a highly desirable neighborhood! This three bedroom home offers 1,390 sq.ft. of space on the main level and was built in 1951. The main level features a living room with a brick fireplace (gas insert), along with a kitchen with refrigerator, gas stove, built in oven & dishwasher. Also on the main level are three bedrooms, all with hardwood floors and one with Bosch washer & electric dryer set in the closet. The bathroom has an updated walk in jetted tub. The basement has a family room with fireplace, storage room with washer & dryer and a 1/2 bath. Other amenities include Heil high efficient gas forced air furnace w/ central air, gas hot water heater, 100 amp breaker box and a handicap chair lift. The home also has a 10'x16' sun porch, an attached single car garage, all situated on a 75'x150' lot.

Included: Refrigerator, Stove, Oven, Dishwasher, Bosch washer & dryer, Washer, Dryer

Not Included: All personal property

TERMS: 10% down payment on October 11, 2018. Balance due at closing with a projected date of November 26, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 26, 2018.

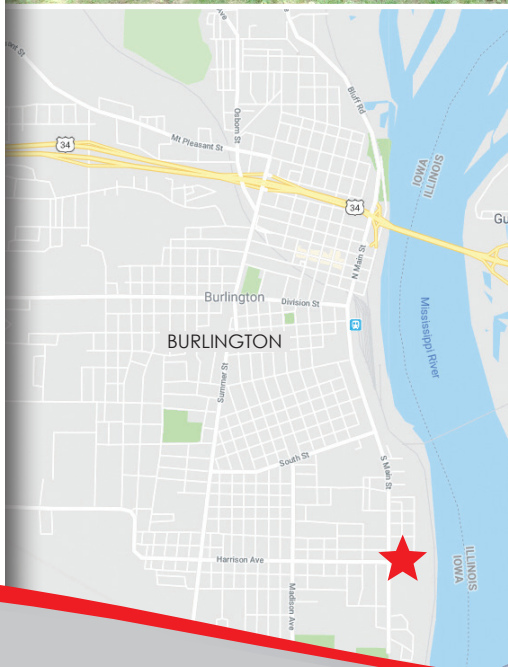
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross	\$3,162.65
Homestead Cr.	(\$201.00)
Net	\$2,962.00 (rounded)

Assessed Value: \$137,200

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.



MARY E. MILNES

Andrew L. Mahoney – Attorney for Seller

For details contact auction 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

