

Louisa County Real Estate AUCTION



Grandview, Iowa
Auction held on site at 309 Cemetery Lane.

TUESDAY, OCTOBER 9, 2018 AT 4PM

Open House on Tuesday, October 2nd, from 4-5PM

Two Bedroom Home

A great investment opportunity to fix up this home. The two bedroom home has 776 sq.ft. of space and was built in 1920. The home offers a living room/dining room with hardwood floors and two bedrooms with hardwood floors. The kitchen has a pantry and gas stove. The full bathroom has laundry hookups. The partial basement has a gas forced air furnace with central air, electric water heater and 100 amp breaker box. All situated on a 83'x142' lot.

Included: Stove

TERMS: 20% down payment on October 9, 2018. Balance due at closing with a projected date of November 21, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 21, 2018.

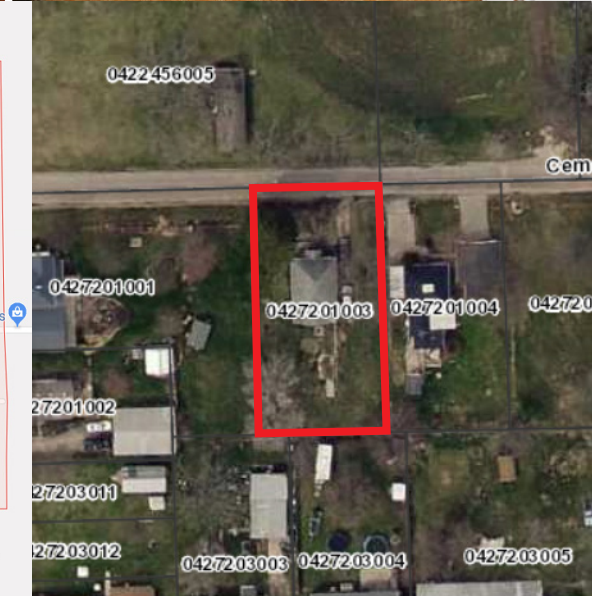
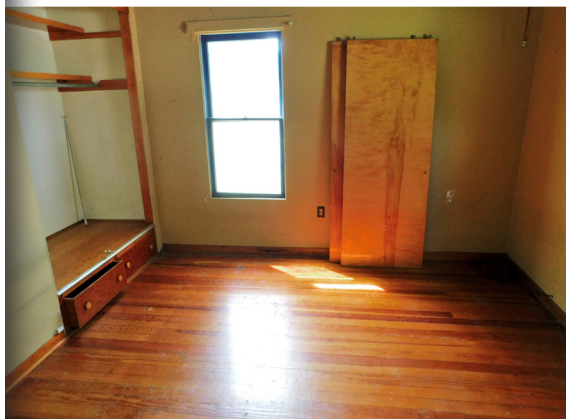
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross	\$759.41
Homestead Cr.	(\$143.52)
Net	\$616.00

Assessed Value: \$45,030

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.



CAROL LYNN DIPPLE ESTATE

Timothy K. Wink – Executor

David L. Mathews – Attorney for Estate

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

