

# Des Moines County Real Estate **AUCTION**



*Burlington, Iowa*

Auction held on site at 822 Gratton Street.

**WEDNESDAY, OCTOBER 24, 2018 AT 4PM**

**Open House on Wednesday, October 17th, from 4-5PM**

## Two Bedroom Home

This nice two bedroom home offers 880 sq.ft. of living space on the main level and was built in 1928. The main level has a front entry, living room and eat in kitchen with electric stove, two bedrooms and a full bath. The basement has a washer & electric dryer, a Ruud high efficient gas forced air furnace and a gas water heater. There is a back enclosed porch along with a fenced backyard. The home also has a 24'x24' detached two car garage with alley access. All situated on an 80'x130' lot.

**INCLUDED:** Stove, Washer, Dryer

**TERMS:** 10% down payment on October 24, 2018. Balance due at closing with a projected date of December 7, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of December 7, 2018.

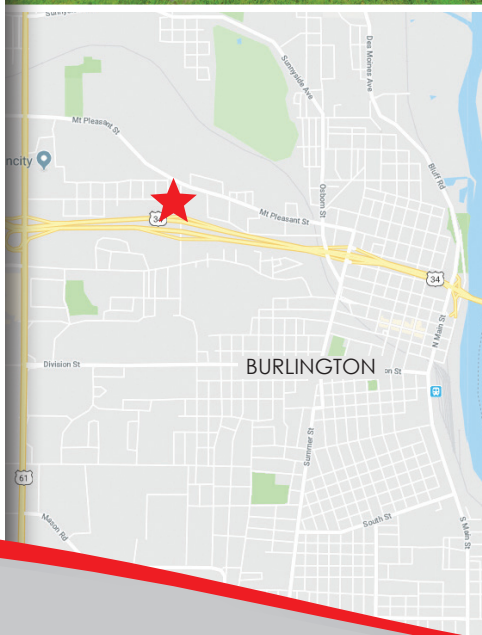
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross: \$1,335.45  
Homestead Cr: (\$201.00)  
Military Cr: (\$76.75)  
Net: \$1,058.00 (rounded)

**Assessed Value:** \$57,900

### 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.



**DAVID A. HEDDEN ESTATE**  
Farmers & Merchants Bank & Trust – Executor  
Kelli S. Johnson – Trust Officer  
Shane M. Wiley – 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

