

# Des Moines County Real Estate **AUCTION**



*Burlington, Iowa*  
Auction held on site at 187 Indian Terrace.

**THURSDAY, OCTOBER 11, 2018 AT 5PM**

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

## Three Bedroom Home

Here is an excellent opportunity to flip a house in a great neighborhood. This two bedroom home offers 848 sq.ft. of living space and was built in 1954. The home features an eat in kitchen with refrigerator & gas stove, living room, three bedrooms, bathroom and a laundry/mud room. There is a single car attached garage with breezeway and attached dog kennel. Other amenities of the home include replacement windows, vinyl siding, Carrier gas forced air furnace with central air, gas hot water heater and a fuse box. Situated on a 60'x84' lot.

**Included:** Refrigerator, Stove, Washer, Dryer

**Not Included:** All personal property

**TERMS:** 20% 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.

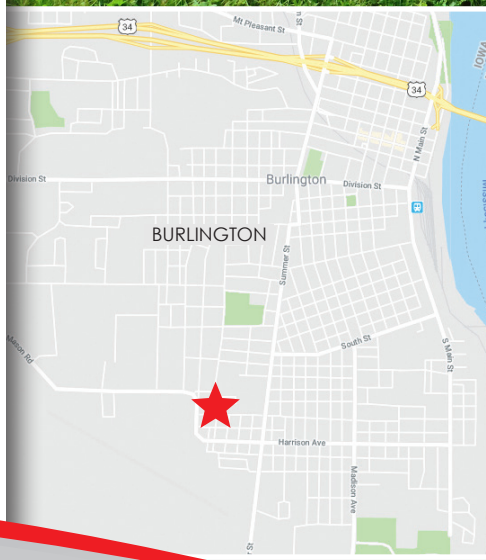
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross \$1,387.69  
Homestead Cr. (\$201.00)  
Military Cr. (\$76.75)  
Net \$1,110.00 (rounded)

**Assessed Value:** \$60,200

### SPECIAL PROVISIONS:

- This auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) 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.



## MARY L. DECKER ESTATE

Two Rivers Bank & Trust – Executor

Cynthia F. Sharpe – Vice President – Trust Officer

David D. Beckman – 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

