

Des Moines County Real Estate AUCTION

2 Homes & Vehicles

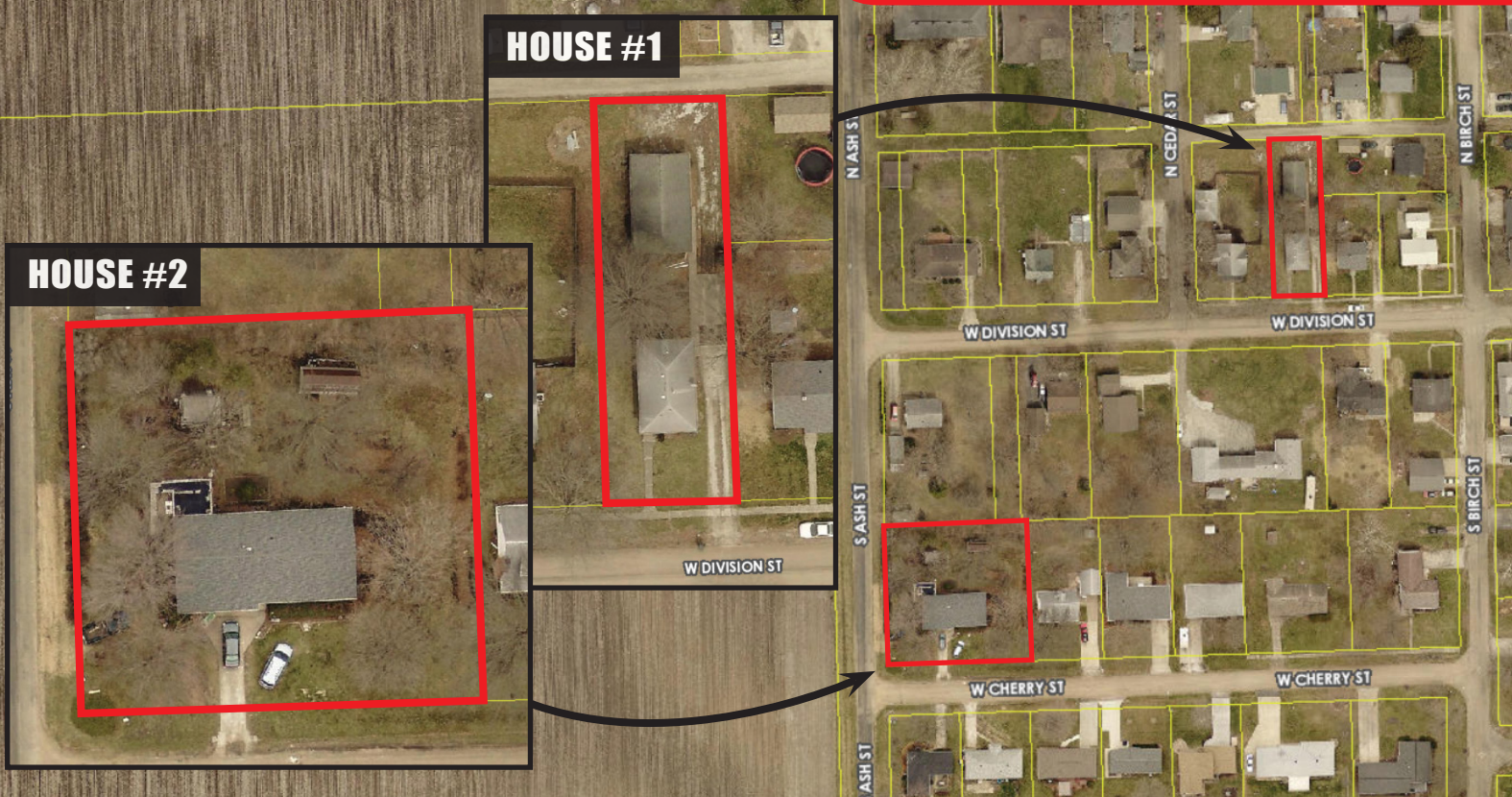


Danville, Iowa

THURSDAY, OCTOBER 18, 2018 AT 4PM

Open House on Wednesday, October 3rd, from 4-5PM

DANVILLE, IA Auction held on site of each home and will be sold in order.



Home #1 – 306 West Division Street

This one bedroom home has 652 sq.ft. of living space and was built in 1942. The home has an eat in kitchen with a Whirlpool side by side refrigerator & electric stove, living room, bedroom and a bath. Other amenities of the home include vinyl siding, washer/dryer hookups, a newer Ruud high efficient gas forced air furnace with central air, gas hot water heater and a 100 amp breaker box. The home also has a 20'x36' detached garage with workshop area and alley access. All situated on a 50'x157' lot.

Included: Refrigerator & Stove

Home #2 – 404 West Cherry Street

This three bedroom home has 1,268 sq.ft. of living space and was built in 1957. The home has a kitchen with Amana refrigerator, Whirlpool electric stove & Kenmore washer & electric dryer. There is an adjoining dining room with French doors to the patio with vinyl railing. The home also offers a large living room, three bedrooms and a full bath. Other amenities of the home include a newer Ruud high efficient gas forced air furnace with central air, newer shingles, gas hot water heater and a 200 amp breaker box. The home also has an attached two car garage and a lawn shed. All situated on a 142'x140' corner lot with mature trees.

Included: Refrigerator, Stove, Washer, Dryer, Small lawn shed

Not included: 10'x20' lawn shed, All personal property

Terms: 20% down payment on October 18, 2018. Balance due at closing with a projected date of November 30, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 30, 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.

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| Home #1 - Real Estate Taxes | Home #2 - Real Estate Taxes |
| Gross/Net: \$632.00 | Gross/Net: \$1,772.00 |
| Assessed Value: \$31,900 | Assessed Value: \$89,400 |

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.

CLAY HILL TRUST

Christine M. Troutman & Ronald S. Lair – Trustees

Philip D. McCormick – Attorney for Trust

For details contact auction manager, Lynn Richard of Steffes Group, 319.385.2000 or by cell 319.931.9090

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000



These items will be sold after the real estate at 404 West Cherry Street, Danville, Iowa

CLASS C MOTORHOME

2005 Itasca Spirit 24F, 38,001 miles, Class C motorhome on Ford E-450 chassis, V10 engine, 1 living room slide, sleeps 4, sofa/bed, dinette, kitchen with refrigerator, stove, microwave, bath, optional front overhead storage, outside sink & storage, awning, Onan 4000 generator, 225/75R16 tires, Prior Salvage title, VIN 1FDXE45S7HB43419

VEHICLES

2013 Chrysler Town & Country, mini van, 49,215 miles, 1 owner, 3.6L engine, automatic, leather, navigation, rear entertainment center, tow package, Michelin P225/65R17 alum wheels, sells with Joey by Bruno electric wheel chair lift and Quantum Q6 edge electric wheel chair, VIN 2C4RC1CG3DR661028

2009 Cadillac DTS, 134,910 miles, 4 door, Northstar V8, automatic, leather, heated & cooled front seats, memory seat, heated steering wheel, AM/FM CD, 235/55R17 alum wheels, (cracked windshield) VIN 1G6KD57Y99U108535

2008 Chrysler Sebring LX, 28,644 miles, 1 owner, convertible, 2.4L, automatic, premium cloth bucket seats, MyGIG Multimedia Entertainment System w/ touch screen display, P21560R17 alum wheels, VIN 1C3LC45K68N102900

2005 Ford F150 XLT, 30,804 miles, 1 owner, ext. cab, 4x4, 5.4 Triton, automatic, cloth, AM/FM CD, bed liner, tow package, running boards, 255/70R17 alum wheels, VIN 1FTPX14585FB32062

PORTABLE BUILDING

Schrock's 10'x20' portable building, double doors, loft storage

