

AUCTION

TIMED ONLINE



Located at 1734 Sunnyside Avenue, Burlington, Iowa

OPENS: Friday, December 7th / CLOSSES: Friday, December 14, 2018 at 5PM

Two Bedroom Home

Why pay rent, when you can own this affordable home? Bid your price on this two bedroom home with 1,044 sq.ft. of living space. This home features updated carpet and linoleum throughout the home. The homes unique floor plan offers a kitchen with refrigerator and gas stove, two living rooms, two bedrooms, bathroom with walk in shower and laundry area with a washer & gas dryer. Other amenities include an enclosed front porch, walk up floored attic, partial basement, gas forced air furnace with central air, wood burning supplement heat, gas hot water heater and 100 amp breaker box. Situated on an irregular shaped corner lot.

Included: Refrigerator, Gas stove, Washer, Gas dryer

TERMS: 20% down payment on December 14, 2018. Balance due at closing with a projected date of January 28, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of January 28, 2019.

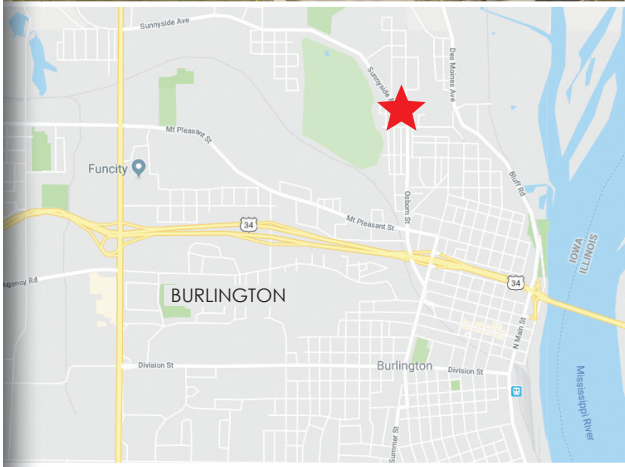
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Assessed Value: \$32,500 Gross/Net: \$750.00

SPECIAL PROVISIONS:

- This online 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.

Open House on Friday, December 7th from 4-5pm



BOBBY J. MOYER

Farmers & Merchants Bank & Trust – Power of Attorney | Kelli S. Johnson – Trust Officer

James W. Miller – Attorney for Seller

For details contact auction manager Nate Larson of Steffes Group,
319.385.2000 or by cell, 319.931.3944



SteffesGroup.com

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