

AUCTION

TIMED ONLINE



OPENS: Friday, December 28th / CLOSSES: Friday, January 11, 2019 at 4PM

THREE BEDROOM HOME

Come to the open house, as you will be amazed with the newer addition featuring a beautiful kitchen with plenty of storage, glass front cabinets, center island w/ Jenn-Air stove top, Frigidaire side by side refrigerator, Frigidaire built in oven, dishwasher & microwave. The open concept kitchen also includes a dining area and living room. The home also has a front living room, bedroom, ¾ bathroom, laundry room with Maytag Neptune washer, electric dryer & ½ bath. This 1 ½ story home offers 2,106 sq.ft. of living space on two levels. The upstairs offers two bedrooms with hardwood floors and a full bath. The basement has a high efficient gas forced air furnace with central air, electric water heater and 200 amp breaker box. The home also has a 21'x21' detached garage, utility shed and the rear entrance of the home has a handicap ramp. Situated on a 40'x130' lot.

Included: Jenn-Air stove top, Frigidaire refrigerator, Frigidaire oven, Dishwasher, Microwave, Maytag washer & dryer, Utility shed.

TERMS: 20% down payment on January 11, 2019. Balance due at closing with a projected date of February 20, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of February 20, 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: \$88,320

Real Estate Taxes: Gross/Net: \$1,960.00

SPECIAL PROVISIONS:

- This online auction will have a 10% buyer's premium, capped at a \$1,000 max. This means the buyer's premium in the amount of ten percent (10%) 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 28th from 3-4pm

Located at 3215 Avenue J, Fort Madison, Iowa



NELLIE R. POHLPETER ESTATE

Rose Pohlpetter – Executor | Christy L. Popejoy – Attorney for Estate

For details contact auction manager Terry Hoenig of Steffes Group, 319.385.2000 or by cell, 319.470.7120



SteffesGroup.com

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