

# AUCTION

**TIMED ONLINE**

Home located at 1300 Ashmun St.  
*Burlington, Iowa*



Open House on Wednesday, March 6th from 4-5PM

**OPENS: Wed., March 6 / CLOSSES: Wed., March 13, 2019 at 4PM**

## TWO BEDROOM HOME

Take a look at this unique split level home in need of a makeover! The upper level of the home features a living room, kitchen with refrigerator & stove, a full bath and a bedroom. The lower level offers a large family room, bedroom and a ¾ bath. Other amenities of the home include an attached two car garage, large triangle corner lot, Lennox high efficient gas forced air furnace with central air, gas hot water heater and a breaker box.

**Included:** Refrigerator, Stove

**TERMS:** 20% down payment on March 13, 2019. Balance due at closing with a projected date of April 26, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of April 26, 2019.

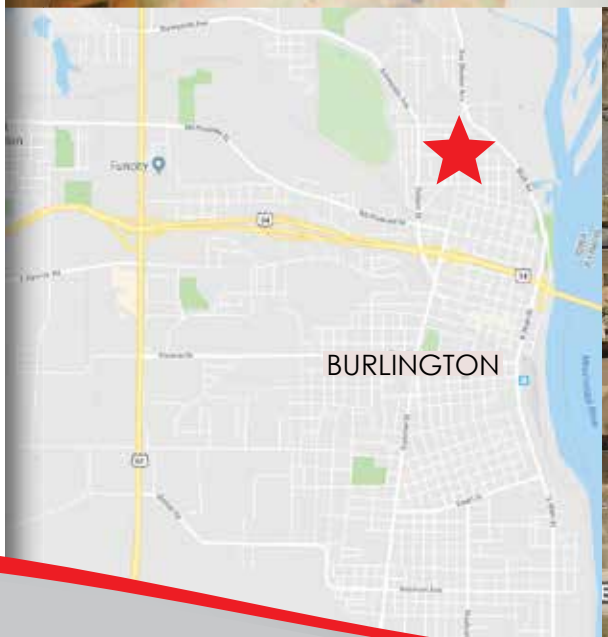
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross	\$654.65
Homestead Cr.	(\$201.00)
Net	\$454.00 Rounded

**Assessed Value:** \$28,400

### 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.
- Down payment is due on the day the auction closes.
- 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.



### JOSEPH F. GEHRINGER ESTATE

Farmers & Merchants Bank & Trust – Executor

Kelli S. Johnson – Trust Officer | Sara L. Haas – 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

