

AUCTION

TIMED ONLINE



Home located at
509 South Garfield St.
Burlington, Iowa

OPENS: Wed., March 27 / CLOSSES: Wed., April 3, 2019 at 4PM

Open House on Wednesday, March 20th from 4-5pm

THREE BEDROOM HOME

This three bedroom, two story home offers 1,784 sq.ft. of living space on two levels. The main level features a living room with an adjoining dining room with a bay window offset. The kitchen includes a refrigerator, gas stove and utility room off of the kitchen. Other amenities of the home include a ¾ bath with laundry hookups and an enclosed back porch.

The open stairway leads to the three bedrooms upstairs. One bedroom has a walk in closet & hardwood floors, the second bedroom has hardwood floors and the third bedroom has carpet. The basement has an Amana high efficient gas forced air furnace, gas water heater and a 100 amp breaker box. The home also offers a 20'x24' detached garage with alley access. All situated on a 45'x161' lot.

INCLUDED: Refrigerator, Stove

TERMS: 20% down payment on April 3, 2019. Balance due at closing with a projected date of May 17, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of May 17, 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	\$1,530.60
Homestead Cr.	(\$201.00)
Net	\$1,330.00 Rounded

Assessed Value: \$66,400

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 buyer 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



KATHRYN BARTOE 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

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Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

