

# 2 Homes in Burlington, Iowa

# AUCTION

## TIMED ONLINE

### AUCTIONEER'S NOTE:

Due to unforeseen circumstances beyond Steffes Group's control, both Derby homes will be offered in this online only auction.



TIMED ONLINE  
**4PM**  
close

TIMED ONLINE  
**5PM**  
close

Open House on Tuesday, April 2nd from 4-5pm

**OPENS: Tuesday, April 2nd / CLOSSES: TUESDAY, APRIL 9TH, 2019**

Located at 840 South Garfield Ave, Burlington, Iowa

### TWO BEDROOM HOME

Here is your chance to bid your price and flip a house! This home is in need of being updated and remodeled. This two bedroom home has 1,151 sq.ft. of living space on two levels. The main level offers a living room and dining room with hardwood floors and a kitchen. The upstairs has two bedrooms and a bath. The basement has a Carrier high efficient gas forced air furnace with central air, gas hot water heater and a fuse box. Situated on a 39'x114' lot.

**Included:** Utility shed, Refrigerator, Stove, Freezer

**Assessed Value:** \$25,500

Real Estate Taxes  
Gross/Net \$588.00



Located at 330 South Plane Street, Burlington, Iowa

### THREE BEDROOM HOME

Here is a home located on a large corner lot. This home is also in need of being updated and remodeled. This three bedroom home has 1,233 sq.ft. of living space on two levels. The main level offers a living room & dining room with pocket doors, kitchen with refrigerator, electric stove and washer & dryer hookups, bedroom and a bath. The upstairs has two bedrooms. The basement has a Carrier high efficient gas forced air furnace, gas hot water heater (not hooked up) and a fuse box. The home also has front & side enclosed porches, a single car detached garage & utility shed. All situated on a 180'x117' corner lot.

**Included:** Utility shed, Refrigerator, Stove  
**Assessed Value:** \$39,500

Real Estate Taxes  
Gross \$910.56  
Homestead Cr. (\$201.00)  
Net (Rounded) \$710.00



**TERMS:** 20% down payment on April 9, 2019. Balance due at closing with a projected date of May 24, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of May 24, 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.

**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.

### MARY RUTH DERBY CONSERVATORSHIP

Corridor Care Management – Conservator  
Sara L. Haas – Attorney for Conservatorship

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 Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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