

# AUCTION

**TIMED ONLINE**



Home located at  
825 Emmett Street  
*Burlington, Iowa*

**OPENS: Wed., April 17 / CLOSSES: Wed., April 24, 2019 at 4PM**

*Open House on Wednesday, April 17th from 4-5pm*

## THREE BEDROOM HOME

This fixer upper, three bedroom home offers 1,308 sq. ft. of living space and was built in 1952. The main level features a living room with hardwood floors, spacious kitchen, bathroom, two bedrooms and a huge third bedroom addition which could be divided into other living space.

The partial basement has a gas forced air furnace with central air, laundry hookups, gas hot water heater and 100 amp breaker box. The home has a metal roof, a 21'x21' detached garage and is situated on a 40'x130' corner lot.

**INCLUDED:** Window air unit, Dryer (as is)

**TERMS:** 20% down payment on April 24, 2019. Balance due at closing with a projected date of June 7, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of June 7, 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	\$1,311.61
Homestead Cr.	(\$201.00)
Net	\$1,110.00 Rounded

**Assessed Value:** \$45,200

### 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.



**JOSEPH J. & YOLANDA ARING**

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

