

2 Homes in Keokuk, Iowa

AUCTION

TIMED ONLINE

Here is your chance to get into the rental market!



Open House on Wednesday, May 15th from 4-5pm

OPENS: Wed., May 22nd / CLOSSES: WED., MAY 29, 2019 AT 4PM

Located at 817 & 819 Fulton Street, Keokuk, Iowa

DUPLEX #1

Two story duplex with (2) two bedroom units with 2,886 sq.ft. of living space. The apartments offer a living room, kitchen & ½ bath on the main level and two bedrooms and a bath on the second level. There is a detached shed with alley access. Situated on a 50'x140' lot. Zoned R3.

Included: Refrigerator, Stove

Not Included: Washer, Dryer, Window A/C, All personal property

Assessed Value: \$30,760

Real Estate Taxes:
Gross/Net \$792.00



Located at 1220 Exchange Street, Keokuk, Iowa

DUPLEX #2

Two story duplex with a two bedroom unit on the main level and a one bedroom unit on the second level. This duplex offers 1,552 sq.ft. of living space and could be converted back to a single family home as well. The main level has a living room, two bedrooms, kitchen, laundry room and a bathroom. The second level has a living room, bedroom, small kitchen and a bathroom. There is a Rheem high efficient gas forced air furnace for the main level and a separate gas furnace for the second level. The water heater is not hooked up. There is a 18'x23' detached garage with alley access. Situated on a 50'x140' lot. Zoned R3.

Assessed Value: \$26,020

Real Estate Taxes:
Gross/Net \$670.00



TERMS: 20% down payment on May 29, 2019. Balance due at closing with a projected date of July 12, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 12, 2019. (Subject to tenant's rights)

REAL ESTATE TAXES: To be prorated to date of possession based on 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 10% buyer's premium, capped at a \$1,000 max per lot. 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.
- The Fulton Street duplex is rented on a month to month basis and is selling subject to tenant's rights. 819 Fulton (north side) rent is \$450 per month with the tenant responsible for the utilities. 817 Fulton (south side) is in the process of being vacated. It is the responsibility of the new buyer to give tenants notice, if so desired.
- The Exchange Street duplex is vacant. Landlord pays for the gas and the tenant pays for water & electric.
- 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

JULIE ANN HODIES

Marc Gellerman – Attorney for Seller

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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