

TIMED ONLINE

Real Estate

Located at 1214 Avenue E,
Ft. Madison, IA 52627

AUCTION

Ft. Madison, Iowa



Open House on Tuesday, June 11th from 4-5pm

OPENS: TUESDAY, JUNE 18/ CLOSES: TUESDAY, JUNE 25, 2019 AT 4PM

TWO BEDROOM HOME

Name your price on this two bedroom, ranch style home offering 1,176 sq. ft. of living space on the main level. The home was built in 1958 and offers a front living room, two bedrooms and a bathroom with tub and separate shower. The kitchen has a refrigerator, electric stove, laminate flooring and a dining area. Off of the kitchen is the main level laundry with washer & electric dryer.

The basement has a family room, non conforming bedroom, storage area, laundry area with gas stove, sink, stool & shower. Amenities of the home include Burnham Series 2 gas boiler heat, gas water heater and fuse box. There is a 12'x36' detached garage with workshop and car port with alley access. The home is situated on a 50'x145' lot.

INCLUDED: Refrigerator, (2) Stoves, Washer, Dryer, Window air units

NOT INCLUDED: All personal property

TERMS: 10% down payment on June 25, 2019. Balance due at closing with a projected date of August 9, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of August 9, 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	\$1,781.86
Senior Credit	(\$100.00)
Homestead Cr.	(\$193.56)
Net (rounded)	\$1,488.00

Assessed Value: \$80,270

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.



Don't miss the Online Only Auction of the Car, Furniture & Household Items

First Item Closes: Tuesday, June 4th at 5:30PM



LOUISE M. SHULTZ ESTATE

**Connection Bank – Executor
Gregory A. Johnson – Attorney for Estate**

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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