

REAL ESTATE

AUCTION

TIMED ONLINE



OPENS: Wed., July 31 / CLOSSES: WED., AUGUST 7, 2019 at 4PM

FORT MADISON, IOWA

Located at 2708 Avenue K, Fort Madison, IA 52627

Open House on Wednesday, July 24th from 4-5pm

TWO BEDROOM HOME WITH HEATED GARAGE

This home would make a great first home or rental investment. The two bedroom home has 1,052 sq. ft. of living space. The main level offers a living room with corner fireplace, formal dining room with colonnades & a built-in glass front cabinet, kitchen with center island, two bedrooms, and an updated bath with walk-in shower.

The basement has a family room, utility area with washer & dryer and plenty of storage room. Amenities of the home include original woodwork throughout, replacement windows in most of the home, Lennox Pulse high efficient gas forced air furnace & central air, 200 amp breaker box, and an electric water heater.

The detached garages include a 24'x20' garage with a hanging Reznor gas heater, a sink, and a smaller 1 car garage. All situated on a 50'x120' lot.

Included: Washer, Dryer, Hanging heater in garage.

TERMS: 10% down payment on August 7, 2019. Balance due at closing with a projected date of September 20, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of September 20, 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	\$1,187.40
Homestead Cr.	(\$193.56)
Net	\$994.00 (rounded)

Assessed Value: \$53,490

SPECIAL PROVISIONS:

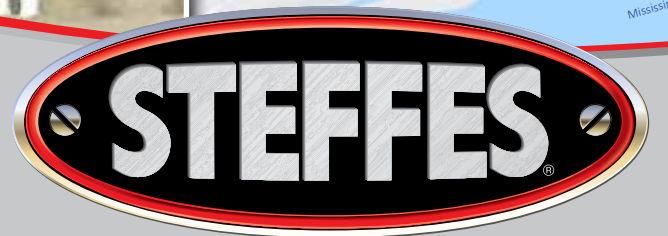
- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the auction closes.
- This 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.



MICHAEL P. & FRANCES K. RODEFER

Amy L. Gelsthorpe – Power of Attorney
Robert Reding – Attorney for Seller

For details contact auction manager, Terry Hoenig at Steffes Group, 319.385.2000 or by cell 319.470.7120



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

