

AUCTION

TIMED ONLINE



Home located at
201 West Jackson Street
Joy, Illinois

OPENS: Thurs, Sept. 12 / CLOSES: Thurs, Sept. 19 2019 at 4PM

THREE BEDROOM HOME ON CORNER LOT

Open House on Thursday, September 5th from 4-5pm

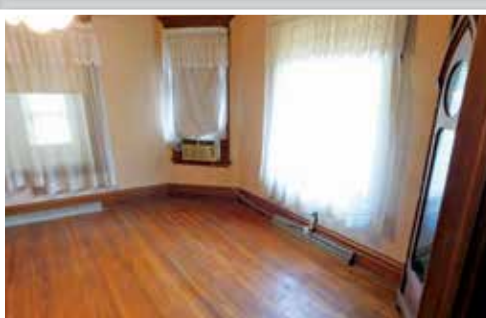
Take a look at this two story home with 1,524 sq.ft. of living space on two levels. The main level floor plan includes a double landing open stairway with hardwood floors, a formal dining room with hardwood floors, fireplace and two double hinged fold around doors. The kitchen features an island counter and an adjacent 1/2 bath. Also on the main level is the living room with carpet, front room with hardwood floors and an enclosed front porch. The upstairs offers three bedrooms, a landing with wall closets and a full bath with claw foot tub/shower. The home has a 24'x22' attached garage and is situated on a 100'x120' corner lot. Other amenities of the home include a basement with gas forced air furnace, gas hot water heater, fuse box, city water & city sewer. This home offers a great location, 3 blocks from IL Rt 17 and 30-40 minutes from Quad Cities, Monmouth or Muscatine, IA.

INCLUDED: Gazebo, Window A/C unit

TERMS: 20% down payment on September 19, 2019. Balance due at closing with a projected date of October 31, 2019. Personal check or cash is acceptable for down payment; balance shall be paid by cash, certified check or wire transfer. Full possession will be given at the time of closing. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2018 real estate taxes, due and payable in 2019, will be paid by the seller. The 2019 real estate taxes, due and payable in 2020, will be prorated to the date of possession. Following the auction of the real estate, the successful buyer shall enter into a written contract with the seller. Said contract will be available for review prior to the close of the auction.

SPECIAL PROVISIONS:

- This online auction will have a 10% buyer's premium, capped at a \$1,000 max. 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.
- This auction is selling subject to court approval.
- 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.
- Any announcements made the day of sale take precedence over advertising.



GERTRUDE E. WAGNER ESTATE

Miriam Wagner-Hedlund – Administrator

Closing & Representing Attorney – Steven J. Haverkamp

Stanley, Lande & Hunter

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